Town of Hurley

Comprehensive Plan

2006

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Vision, Challenges and Goals

Developing a comprehensive plan gives a community the opportunity to think about its future and make some decisions looking at the 'big picture' rather than reacting to a particular proposal. It gives us the opportunity to set a context for our decisions.

We think the Town of Hurley is a special place. With time everything changes. The Committee presents this plan for your consideration with the hope that we have outlined recommendations that will safeguard the essence of Hurley while embracing a vision for the future The Site Map is your table of contents. The following sections set the stage for what follows.

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Vision

We shared this vision as we worked:

> *Honor and preserve the best of Hurley – its beauty, its history, its agricultural roots and respect for landowners' rights. Treasure its friendliness. Appreciate and protect the ease of living that comes with our location. Acknowledge and prepare for the inevitable economic and demographic changes that come with time.*

The plan that evolved addresses issues voiced by our residents and sets goals, objectives, and action steps which reflect the community's desires for the future of Hurley.

Our Assumptions/Philosophical Base

- Everything changes
- Landowners' rights and our collective, community interests should be balanced.
- Value and preserve the rural, small town nature of our community
- Pressure for development will increase due to telecommuting and our aging population.
- Planning is an on-going process; it should be incorporated into the on-going life of the community

Comprehensive Planning Process

The comprehensive planning process included four surveys, four public forums - two inWest Hurley, two in Old Hurley, information and requests for feedback on the town website, in the

newsletter and e-newsletter, and the Hurley Blog. The committee has met over a three-year period, reviewed previous planning documents, talked with town staff, county planning staff, and other communities. While more can always be done, we believe we should move forward with our recommendations to-date.

Background and Resources

Links to many of the reports and survey results can be found in the site map. You'll also find links to planning resources. Each of the major topics are listed in the navigation bar on the left. Recommendations often relate to more than one topic, so the same sub-page may be listed under more than one topic. You can find a complete, alphabetical list of pages on the site map. Goals appear in yellow boxes at the top of a page. You'll find the recommendations in the blue box at the bottom of a page. The text in between explains our thinking. A summary of all goals, our recommendations, and the next steps can be found on the Table of Recommendations tab. You'll also find a link to a PDF of that page you can print. What you won't find: No plan can address everything, but there are a few issues that were raised in the forums or comments that we chose not to address. These are the issues and why:

1. **Cell towers:** The town already has criteria for locating cell towers – health and safety.
2. **Deer Control:** a DEC issue
3. **Aerial spraying:** State controlled
4. **Pesticide use:** County Health Department controlled
5. **Testing well water:** Resident responsibility, but we have recommended an aggressive public education program
6. **Maverick Road traffic:** included in traffic recommendations
7. **Fines for building without a permit:** already in place
8. **Term limits for planning board members:** The committee is comfortable with current regulations which require annual reappointment
9. **Farm vehicle damage to town roads:** difficult to determine what vehicles cause damage. Most roads in town are county roads.
10. **Town ethics/conflict of interest policies:** currently under

Action Steps

November, 2006

To the Residents and Supervisors of the Town of Hurley:

The Hurley Comprehensive Plan sets the stage for yet more detailed work. The hard discussions have just begun. We need you to participate. The plan outlines many action steps. You can find the details summarized here. Some of what we recommend falls into the category of changing our philosophical approach to planning and development -- becoming proactive rather than reactive. That philosophical change requires some adjustment in our procedures and codes.

We recommend that the context for proactive planning be further fleshed out through a series of professionally facilitated workshops. The Town Board, members of the Planning Board and Zoning Committee need to be intimately involved with the discussions. But the workshops will be successful only if we engage the broadest range of perspectives - town residents, professional planners from our governmental agencies, developers, large parcel landowners, business owners, architects, and others.

We recommend that the Town Board establish three new standing committees and two ad hoc committees. an Historic Preservation Commission, a Senior Services Advisory Committee, a Public Education and Communications Committee, an ad hoc Route 28 Task Force, and an ad hoc design commission. Recruitment for the committee members should grow out of the workshops discussed above.

We've also recommended that the Highway Supervisor establish a Traffic and Transportation Committee to support and advise her as she coordinates and advocates with the county and state agencies that share responsibility for our roads.

Those recommendations provide a framework for proceeding with a variety of recommendations that address life in the Town of Hurley. Housing, historic preservation, planning for and supporting our seniors, increasing recreational opportunities, and protecting our environment all have action steps outlined.

We appreciate having had the opportunity to listen to our neighbors, explore and debate the alternatives, and shape these recommendations. We hope they form the foundation for a vibrant future for the town -- protecting the things we love while dealing with the realities of change.

Thank you for your support throughout the process.

Sincerely,

Ruth Wahtera, Chair

Goals, Recommendations and Next Steps

This page summarizes the goals and recommendations that result from a three-year planning process. The process included three community surveys, five public forums, and too many committee member hours to count. We have presented our recommendations in this summary as 'next steps.' We do so hoping that this format will move the plan from a collection of concepts to a guiding force for how our community approaches the challenges the future brings. We shared this vision as we worked:

> *Honor and preserve the best of Hurley – its beauty, its history, its agricultural roots and respect for landowners' rights. Treasure its friendliness. Appreciate and protect the ease of living that comes with our location. Acknowledge and prepare for the inevitable economic and demographic changes that come with time.*

Our Long Term Goals

CAPITAL IMPROVEMENTS: Identify and plan for long term financial requirements to meet the costs of capital improvements.

ECONOMIC DEVELOPMENT: Insure and encourage future business development that is in keeping with the character of the respective neighborhood and the town. Foster commercial development in those few areas already designated for that purpose. Encourage reuse of the vacant light industrial sites. MAIN STREET: Develop historic Main Street as a lively, attractive destination. Support those organizing and publicizing events and destinations of interest. HOME BUSINESS: Respect the residential nature of neighborhoods while supporting the entrepreneurial spirit of home-based businesses. Ensure that the anticipated growth of home businesses doesn't negatively affect neighbors. Facilitate appropriate business use of homes in the historic district.

ENVIRONMENT: Protect sensitive components of our environment. Maintain the rural character of the community. Improve air quality to protect the health and welfare of residents. WATER: To protect the quality and quantity of water available for generations to come. Heighten public awareness of the homeowner's role in maintaining water quality. Avoid pollution of wells and ground water. Protect the aquifers Ensure the long- term availability of potable water. STORM WATER: Comply with Federal regulations. Prevent additional problems due to new development site design. Alleviate current problems.

HISTORIC PRESERVATION: Value our history. Identify, protect, and enhance our landmarks and historic districts. Promote and protect our cultural and historic roots while balancing the rights of the landowner.

LAND USE: Develop a clear, effective, assertive planning process and zoning codes that support the community's intentions of maintaining Hurley's character and livability for an age- and income-diverse community, while protecting and sustaining the environment. Clear up the ambiguities and conflicts in the current codes. Maintain the character of the community by protecting open space and agricultural uses. Protect our water supply and other sensitive environmental features including scenic, agricultural, and roads features. See Environment.

OPEN SPACE: Maintain the rural character of the town. Protect open space and encourage agricultural use of land. Protect scenic views and roads.

HOUSING GOALS: Maintain Hurley's rural character while addressing the need for more variety in housing stock and protecting water quality and quantity. Ensure that the code allows for alternatives to single family dwellings like condo's, townhouses, senior citizen housing, cluster development Ensure a full spectrum of housing addressing the economic and design needs of our residents. Senior Housing Goal Enable Hurley residents to stay in the community as their housing needs and incomes change.

ZONING AND BUILDING CODES: Ensure clear, effective building and zoning codes that support community intentions for maintaining and enhancing the community's rural character. Utilize smart growth tools for open space management, encouraging a diversity of housing opportunities. Implement design standards for commercial, industrial, and multi-residential development, and support for continued agricultural land use. Ensure that Planned Residential Development (PRD) regulations support Town goals for housing diversity, conservation of open space, and smart development. Ensure that the overlay zones accomplish our objectives for special districts.

RECREATION: Provide residents and visitors with recreational facilities that take advantage of our natural resources, encourage health and well being, and provide opportunities to play together. Make Hurley a Pedestrian and Bicycle Friendly Town Extend the Rail Trail Ensure adequate parkland to support the growing population and encourage healthy lifestyles.

SENIOR CITIZEN SERVICES: Support 'aging in place' for town senior citizens.

PUBLIC SAFETY: Ensure the safety and well being of our residents.

PUBLIC EDUCATION & COMMUNICATION: Enhance our collective quality of life by increasing public knowledge of individual responsibilities, public information and resources, and the process of local governing. Encourage citizen participation in local government by utilizing multiple methods of communication about town issues Encourage meaningful dialogue and feedback on issues. Make information readily available.

TRAFFIC AND TRANSPORTATION: Assume the leadership to mitigate traffic safety issues within the Town's boundaries. Minimize damage to the roads and environment.

INFRASTRUCTURE: Operate an efficient, effective, low-cost town government that maintains and enhances our facilities and services

Town History

A Brief History of Community Development in the Town of Hurley by David Baker,Town of Hurley Historian.

Old Hurley

In 1662 five leading citizens of Albany petitioned Governor General Peter Stuyvesant to create a new village, or Dorp, on the banks of the Esopus Creek about three miles from the limits of the village of Kingston. They reasoned that this new village would become a grain production center in association with the village of Kingston. Governor General Stuyvesant agreed to the proposition. The early settlement was called a plantation, New Dorp. The village was surveyed and divided into house lots for tenant farmers. As news of the new village spread, additional lots were surveyed and the village grew. The population was diverse in nationality -- North Netherlanders, French, German, Norwegian, and Belgian. A virtual multiplicity of tongues. Uniting this diverse population were the laws of Amsterdam, Netherlands.

Laws with Dutch Roots Foster Growth

Netherlands' laws were more tolerant than those of neighboring European countries. They allowed far greater personal and religious freedom, yet included a strict code of both civil and commercial law. The unifying factor in this multinational community was the language of Amsterdam. Low German served as the basis for all trade and legal action. Although agriculture formed the economic base of the village, commercial services developed quickly. Blacksmiths, leather workers, millers, brewers, distillers, masons and carpenters, to name a few, created a self-sufficient village. English Law was imposed in 1664. Civil law, under the English, was not the law of England, but rather a very strict law of the New York colonial government, mandated with the blessing of the English Parliament. It was far less tolerant than the former Amsterdam law. However, the few years of North Netherlands law, especially covering commercial activity, prevailed. Under English control the village of Hurley was transformed from a small agricultural community to a township in 1708. Hurley covered a vast area between the Towns of Kingston, Marbletown and an Indian holding that was to become the Town of New Paltz. This additional territory was already occupied by North Netherlands and German settlers, and soon by French and English newcomers, as well. The British introduced African slaves as a source of cheap labor. The original Town of Hurley produced bread grains quite successfully until 1825. At that time the grain market collapsed due to the influx of cheap grain from the Mid- West transported east via the new Erie Canal. The Esopus valley fell into a depression that sparked an exodus of commercial service organizations. The depression continued until the arrival of IBM in the 1950s.

West Hurley

The acreage was granted to the Town of Hurley and divided into lots. The most valuable land for farming, located along what is now route 375, was quickly sold and settled. The purchasers were mostly English, with a sprinkling of local old Dutch Hurley families. Since they were nearer to the growing village of Woodstock than Hurley, the new settlers conducted their personal business in Woodstock. They brought only their legal issues to the Town of Hurley. In 1830, after the discovery of high quality shale in the Town of Saugerties, the West Hurley area developed a thriving quarrying business. The major quarries were English- owned and manned by Irish immigrants who labored hard. Workers and farmers settled communities called Ashton, Jewelville and Beaverkill. They drained a swampy area in the Beaverkill Creak valley for additional farm land. Jewelville evolved as the social center. Local businesses sprang up to accommodate the growing population. Each of these hamlets provided all the commercial services residents needed. An influx of tourists spurred the hamlet of Jewellville's growth eastward along the plank road. The area was soon renamed West Hurley. As business grew the commercial center shifted from Woodstock to West Hurley. The permanent Town Clerk's office established on Main Street sealed the shift. The railroad brought new opportunities to West Hurley in 1875. It provided the means for farmers and quarry operators to send their products directly to new markets, without the Kingston middlemen. A unique, steam-driven stone milling machine, built in the West Hurley rail yards, eliminated the need to transport stone to the Rondout Strand area stone finishers. Service businesses bloomed -- hotels for the tourist and laborers, doctors, clothing and notion stores, an ice business, taverns, and the newest convenience-- a Post Office. The railroad made the valley of the Beaverkill the largest and most affluent area of the Town. People could take the train just about any place they wished or could afford. The telegraph controlled the movement of the trains and connected everyday people to the rest of the world; the magic of the Sears Catalog made it possible to purchase goods from distant places; life was good. Then disaster struck many families. In 1905, New York State granted the New York City Water Board the right to build a vast reservoir in the Beaverkill area. When reservoir construction began, people collected the few dollars the low assessments of their properties brought and fled. Most settled elsewhere. Those families who stayed tucked into the hills and valleys surrounding the Ashokan Reservoir.

Things would never be the same.

The new West Hurley had no economic base or community center; people once again turned to Woodstock to conduct commercial business. The community's economic and social back was broken. The Town was divided in two by the reservoir. The Hurley government was housed in two buildings, one in West Hurley, and the other in Old Hurley. The tradition of holding meetings in each area in alternating months continues to the present day.

The Present Town of Hurley

The Town has evolved from an economically productive and industrious one to a bedroom community. People live here and commute to work in industries in neighboring towns. The crossroads of Routes 209, 28, and the NY Thruway provide easy commuting. Land, more reasonably priced than further south, a growing economic base in the county, and a convenient location has once again brought population growth to the town.

Livibility

What Makes Hurley a Great Place to Live?

This plan addresses many individual components of community planning, but ‘livability’ results from the interplay among them all. Housing, transportation, scenic views, good air, jobs, shopping, education – they all interact, for better or worse, on the quality of our lives as residents of this community. No one wants their low traffic, dead- end street to become a connector road. But without connector roads, traffic bogs down. The experience of getting to work or shopping deteriorates for everyone. No one wants ‘affordable’ housing in their neighborhood. But without diverse housing styles covering a range of prices our town will become too expensive for young families to settle here. Seniors on fixed incomes will be unable to maintain their homes. Town employees and others of us in the ‘middle class’ will have to leave our community. We will become a community of only wealthy newcomers as has happened in many communities south of us. If we don’t pay attention to our environmental and health threats, our employment opportunities, or how we encourage neighborliness, then the livability of our community suffers.

How Do We Ensure that Hurley Remains 'Livable?'
Maintaining and enhancing livability often means upsetting a few residents for the benefit of the whole. The purpose of a comprehensive plan is to set the stage for those decisions so that the decisions can be made in a comprehensible and considered fashion. Our representatives shouldn’t make them based on the wishes of the immediate neighbors or those who can shout the loudest. If, through the development and adoption of this plan, our community comes to agree on planning goals and lays out a map for achieving them, we will consider the many hours we have invested worth every minute.

Capital Improvements

Capital Improvements Goal: Identify and plan for long term financial requirements to meet the costs of capital improvements.

The Town Needs To Plan and Save

Prudent planning includes financial planning. Few capital expenses come as a surprise. Everyone knows they will have to be handled someday. We should plan for them in advance. Several financing mechanisms present themselves if we plan, rather than respond when a need becomes urgent. Bond issues, grants, building reserves from tax assessments, fees, and negotiations with developers are just a few of the alternatives to consider. Planning for future recreation needs to present a good example. We recommend the town develop a long term recreation plan with a supporting capital budget that considers additional ball fields, parks in the population centers, a boat launch, a multipurpose community center, and bike and rail trails. By identifying the capital requirements for the various components of the plan and building a matching fund for grant applications, the town will be prepared to apply for grants to cover the majority of the costs and negotiate with developers for land set-asides, if appropriate.

Community Facilities

The following summarizes the facilities and services the Town provides currently. It serves as the foundation upon which the plan is built.

Fire and Ambulance Services

Two volunteer fire companies provide coverage for the town – Old Hurley and West Hurley. West Hurley includes three stations:

- West Hurley Fire House, Wall St
- Spillway Fire House, Spillway Rd
- Glenford Fire House, Ohayo Mountain Rd

Both companies provide the full range of services and depend entirely on volunteers. They do a wonderful job for us, responding to emergencies of all types. We owe them all a tremendous debt of gratitude. Recruiting and training new volunteers pose a significant challenge for the fire companies. The town needs to consider incentives to encourage new volunteers, forecast demand annually, and anticipate the need for an alternative system as the demand grows and volunteers. See Public Safety.

Police

Hurley has no town police department. The County Sheriff serves as the senior law enforcement officer. Hurley is served by the NYS Police from the Troop F barracks on Route 209. Troop F also serves Greene, Orange, Rockland, Sullivan and the rest of Ulster County. NYC DEP Police manage the security of the Ashokan Reservoir and the surrounding area. They shoulder primary responsibility for protecting the water supply at the Ashokan Reservoir. The DEP Police also supplement local police agencies. The committee heard no complaints, other than traffic, and has no specific recommendations related to law enforcement.

Waste

The Hurley Recycling Center and Transfer Station handles most recyclable materials, trash, and household waste. In addition, we accept leaves, grass, and yard brush, and there is a Salvation Army drop-box on the premises at all times. Permit and disposal fees are used to pay for transfer and recycling operations, and to keep the Transfer Station self-sufficient. Residents can arrange curbside pick-up through private haulers.

Roads

Many of the primary roads in Hurley are routes maintained by the county or state. Coordination among the responsible entities and the town is an important component of the highway supervisor's role. The highway department also handles town road maintenance, snow management, leaf pick-up, and road drainage issues. The challenges of coordinating among the various agencies and advocating to have county and state resources allocated to address our needs can only benefit from the additional support from a transportation advisory committee.

Schools

Our children attend schools in two separate districts – Kingston and Onteora. The districts wrestle with different issues. The information comes from the school report cards published by the NYS Department of Education. Kingston faces the challenge of an aging high school physical plant at a time when real estate and construction costs are steep. The school system has an ethnically and economically diverse student body and an urban environment. Onteora faces the challenges of a shrinking student population.The superintendent has resigned and a search is underway. The School Board must make plans for the disposition of the West Hurley elementary school.

2004-05	**Kingston**	**Onteora**
Enrollment	7943	2111
Other	2.6%	2.0%
Black (not Hispanic)	16.8%	2.8%
Hispanic	7.1%	3.1%
White	73.5%	92%
Average class size	19-27	19-22

Category – need to resource capacity	**Urban/Suburban with high need/capacity ratio**	**Average**
Limited English Proficiency	2.1%	1.5%
Eligible for free lunch	30.1%	14.4%
Attendance Rate	93.6%	92.9%
Suspension Rate	7.3%	2.6%

Libraries

Two libraries, Hurley and West Hurley, both part of the Mid-Hudson Library system. Both function with independent boards. The West Hurley Public Library, founded in 1956, is a special district library supported by patrons from the Hurley voting districts of 1,3, 5, and 7. Registered voters in these districts decide on board members and budget increases in a special election each September. In 2005 residents approved a bond issue for the construction of a 1700 square foot library expansion. The library broke ground in March 2006. Construction is currently underway. The Hurley Library Association, founded in 1958, has been supported throughout the years with money raised by volunteers of the community, (especially the annual Stone House Day book sale), and a yearly stipend from the Town of Hurley. In October 2001 the residents of Hurley voted 204-44 to approve the creation of a special tax district for the Hurley Library. By taxing the residents the library can count on steady funding.

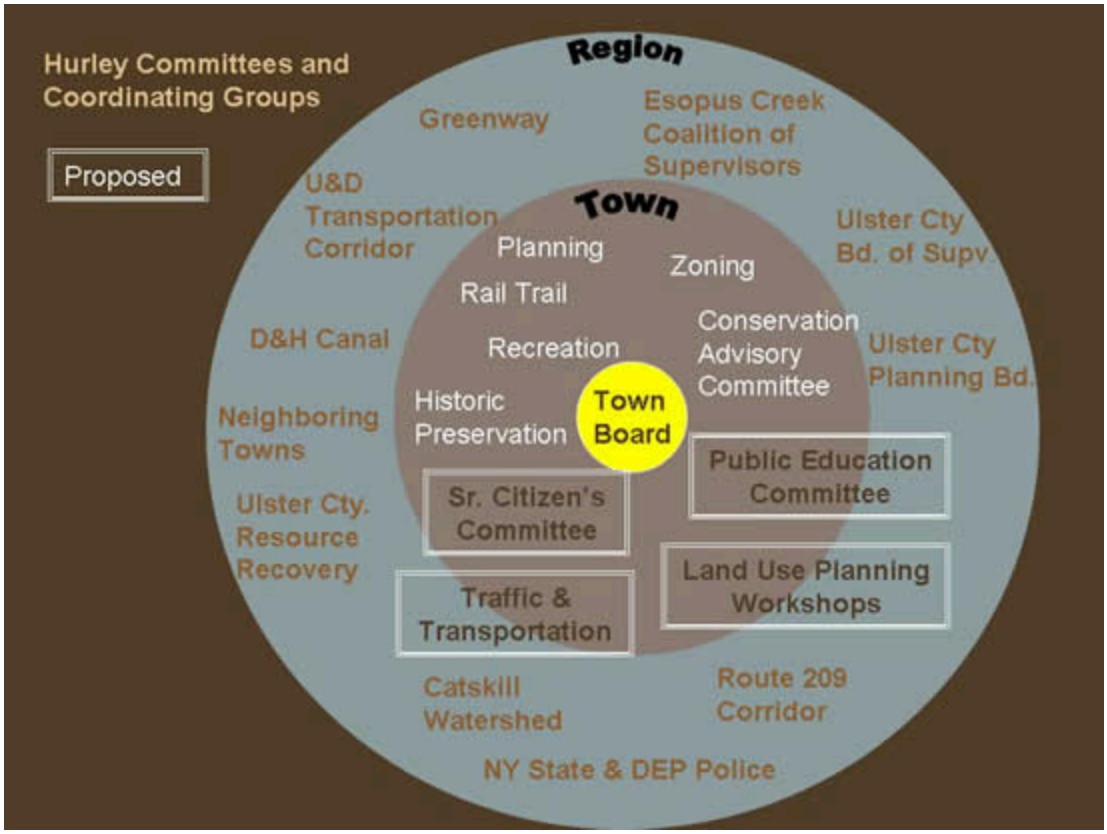
Coordination of Planning

Coordination of Planning Goals

- Ensure an efficient and effective planning process by leading a proactive planning process that includes all internal and external stakeholders
- Maintain a useful, up-to-date Comprehensive Plan as a context for decision making

Nothing lies completely within the Town's control.
The county and the state control our major roadways. New York City and NYS own major parcels of vacant land. The Esopus flows through several towns. The rail trails will continue to expand into dozens of communities and hundreds of miles. Many senior services require a population base larger than Hurley's. Successful projects build on the interests, concerns and expertise of the many – residents, landowners, businesses, professionals, special interest groups, and town employees and department heads. But often the structure and process of local government fosters adversarial rather than collaborative relationships. Often we're tempted to say, "It's [fill-in-the-blank's] responsibility." But it falls to the Town Board to see that Hurley's interests are addressed. That means assuming a leadership role and coordinating among the various agencies and interest groups.

We can best accomplish our goals by coordinating with others. That coordination takes many forms – joint planning, consultation, coalition building, mediation and lobbying to name a few. It means consciously identifying and inviting the full range of stakeholders to participate. It means employing alternatives to ‘public hearings’ like workshops and study circles. And it means utilizing a variety of communication media to inform and invite participation. Often this means joining with other towns that share the same issues. It may also mean that public agencies may need to flex their schedules to meet in the evening and on weekends when community volunteers are most often available. Many of the Plan's recommendations require coordination and collaboration. They include two new standing committees -- Traffic & Transportation and Senior Services Advisory Committees -- and a call for additional volunteers to participate in a variety of ways. This chart captures some of the currently existing efforts to coordinate and incorporates the new entities (bordered with dotted lines) that we believe will facilitate coordination.



Comprehensive Plan Reviews and Updates

While the Comprehensive Plan looks ten years into the future, it's based on educated speculation. To be effective, it needs updating on a regular basis.We recommend an annual review of progress toward accomplishing the plans goals, and a full update every five to seven years.

Recommendations for Coordination

- Establish a Traffic and Transportation Committee
- Establish a Senior Citizen’s Resource Committee
- Coordinate with neighboring towns on issues that impact both. Become proactive in advocating for our collective best interests, e.g. 209 corridor.
- Include government stakeholders in the planning
- Review and update the comprehensive plan every 5-7 years

Planning

The Planning Board's Role

The Planning Board serves as our guardian of the vision and plan. It is their job to interface with individuals, businesses, and developers to ensure that the town's best interests are met as development and growth inevitably moves forward. They must comply with government regulation (local and otherwise) and court rulings that often dictate process and protect landowner rights. They must balance the concerns of those immediately affected with the well-being of the community as a whole. In other words, theirs is often a thankless task. (Let us take this opportunity to thank them.)

Enhancing the Process

In the past, the Planning Board's review process has been defined as a passive, reactionary process. Developers present. The Planning Board says yes or no, but has little input into the choices. By clarifying goals and revising regulations, we give the planning board the authority to actively pursue approaches and solutions that will make the development process more efficient, effective, and collegial. Other communities have found this process brings better results. Developers like it because it saves time and resources. The towns like it because the developer can apply savings to accomplishing Town goals – for example, increasing the variety and price range of housing, allocating space for public amenities, contributing to town services, or building a more robust infrastructure. But this changed role only works when the town's goals are clear and supported by code. Only then can the Planning Board share the town's requirements before developers begin to design their project. This plan, once adopted, sets the stage for those discussions to occur. Follow-up workshops will put the flesh on the bones.

Workshop Methodology

We propose that adoption of this plan trigger a series of time-limited workshops, each addressing particular aspects of the plan – overlay districts, design standards, historic preservation, PRDs and conservation development. Each workshop should include representation from relevant government agencies, private stakeholders, and community volunteers as well as planning and zoning committee members. The group should review best practices implemented in other communities and model legislation. They should prepare their recommendations for the Planning Board within three months of their initiation. The Planning Board should receive those recommendations, resolve conflicting recommendations, and forward a completed package of planning guidelines and code changes to the town board within a year of the adoption of the Comprehensive Plan.

These assumptions underlie our recommendation for a workshop methodology:

- Professional agency staff, private developers, business, community residents, and elected officials should work together bringing their particular perspectives and expertise to the discussions.
- The process should include more people for a shorter period rather than fewer people working sequentially over a longer period.
- The process should be proactive rather than reactive

Planning Recommendations

- Initiate a three-month workshop process to involve stakeholders in developing guidelines and code revisions
- Implement a proactive planning process based on the workshop results

Economic Development

Economic Development Goals

Insure and encourage future business development that is in keeping with the character of the respective neighborhood and the town.

1969 Plan's Expected Growth Failed to Occur

The 1969 plan describes Hurley as a community going through ‘suburbanization.’ Hurley’s explosive growth in that decade stemmed from the arrival of IBM and the expansion of other manufacturing facilities. Most of those facilities are now gone or relocated. Today the Town of Hurley is clearly a bedroom community with a smattering of second or part- time homes. Most people commute to work within the region; some to NY City or Albany. Few commercial or industrial enterprises exist here. Towns depend on business to strengthen the tax base and spread the cost of community services. The citizens of Hurley consistently resist adding commercial or industrial districts but are anxious to maintain a low tax rate.

And Hurley Residents Are Glad It Didn't

In our 2003 survey 60 % of the respondents indicated a desire to limit future development. In the public forums, most indicated that they were content to travel for both work and shopping. Kingston, Ulster, Poughkeepsie, Newburgh, and Albany – Hurley residents would rather travel than compromise the rural feeling that still exists in much of our community today. The intent of the current zoning is to ensure that future business development is in keeping with the character of the neighborhood. It allows for a variety of business uses in a very few limited districts. Revisiting those 1969 Choices This excerpt from the 1969 plan (pdf) describes choices and recommendations that seem even more relevant today than in the intervening years since IBM closed. In our surveys, however, today’s Hurley residents show little interest in most of them. (Emphasis added by us)

Hurley can continue its present trend of suburbanization and increasing economic dependence for employment outside of the Town or it can attempt to attract industry into the Town. *Hurley is relatively close to the NY State Thruway interchange and has several major state routes within the Town. Also several areas of the Town which are relatively flat and near these state routes are still vacant. These factors of available suitable land plus the proximity to major transportation arteries are critical for industrial development. An industrial district can be designed in such a manner so that traffic will not have to traverse a residential area. In addition, performance standards, site plan review and buffers can make industrial uses compatible in the Town.*

As the Town continues to grow, its residents will require additional services such as schools, recreation and fire protection. The provision of these services will result in increased costs to the Town. Industrial development within the Town will not only broaden job opportunities but will also broaden the tax base to help pay for the increased services and facilities required by a growing Town. A similar beneficial effect on rateables and employment will occur from increased business activity within the Town. Increased business activity will benefit local residents by providing more shopping convenience.

It is recommended that the Town as a matter of policy provide sites in the Town for industrial development. *This can be accomplished through zoning specifically for industrial uses or through the floating industrial district concept. This latter means of making land available for industrial development is particularly advantageous to a Town which has abundant vacant land such as Hurley. The floating industrial district as part of a zoning ordinance will allow land to be used for industrial purposes only after review of a proposal by the Planning Board and Town Board. In this manner planning considerations including landscaping, buffer and off-street parking as well as consideration of the suitability of the particular site for industrial use can be reviewed before the industrial district is established.*

No Interest in Industry in Hurley, But No Interest in Increased Taxes Either

Survey feedback clearly indicated that today the Town is content as a bedroom community. Other than the limited business opportunities noted, there is little interest in economic development. Thus far, the increased tax that accompanies bedroom communities has been

held in check. That may not be possible in the future. Whether future growth is the result of planned residential development or in-fill building on lots scattered throughout town, the need for additional services will continue to grow. Someday our fire departments may need paid staff to supplement or replace the volunteers. The roads, libraries, schools and recreation areas need maintenance and expansion. The conflict between the demand for no economic growth and minimizing tax increases will continue to grow.

Let's Make Good Use of the Sites We Have

Hurley's resistance to business development outside the currently zoned areas has prompted us to look at how the current business districts can be better used. The recommendations related to the Route 28 overlay district and light industrial zones stem from those discussions.

Support Home-Based Business

We have also looked at the changing nature of employment in our region. Telecommuting and home businesses are on the rise. Small business development is flourishing. We support and encourage this development as long as it doesn't interfere with neighbors.

Encourage Tourism

Tourism is a mainstay for the region, but, as a Town, we have done little in the past to support it. We have included a few recommendations to welcome visitors and support those who build businesses serving them. Bed and Breakfasts, antique shops, craftspeople and artists, restaurateurs and farmers markets will benefit from marketing the town's history and beauty. Minor zoning changes will support them.

Employment and Earnings

We include the following table to establish a context for current and future discussions. It's interesting to note that despite the rural character of the town, only 1.6% of the population works in agriculture, forestry, fishing, hunting and mining. This is actually an increase from 1969 when .8% were employed in this category.

Comparative Economic Data	2000	1990	1969
% and # in labor force (1969 based on population over 14; 1990 & 2000 over 16)	61.3% 3259	67.6% 3518	54% 3019
Mean Travel Time	26.6 min	NA	NA
Work at home (*walked to work included in 1990)	6% (1.7%*)	6.6%*	NA

Selected Occupations			
Management, Professional & Related Occupations	42%	45.7%	31%
Sales and Office Occupations	25.7%	13.2%	24.4%
Agriculture, forestry, fishing, hunting and mining	1.6%	1.4%	.9%
Selected Industries			
Educational, Health, and Social Services	28.9%	20.8%	NA
Retail	11.4%	15%	14.5%
Manufacturing	10%	31.5%	29%
Professional, scientific, management, administrative	8.7%	14.3%	9.9%
Median Family Income	$59,487	$51,215	$6806**
Per Capita Income	$25,864	$19,333	NA
Source: 1990 & 2000 US Census; 1969 Comprehensive Plan **Highest Median Income in Ulster County			

Home Business Goals

- Respect the residential nature of neighborhoods while supporting the entrepreneurial spirit of home-based businesses.
- Ensure that the anticipated growth of home businesses doesn't negatively impact neighbors
- Facilitate appropriate business use of homes in the historic district

Balancing Needs - Home Businesses and Neighbors

The internet and current growth in new business development fosters a growing home business segment in town. Most blend easily with little impact on neighbors. Current Home Business regulations set limits on square footage, parking, on-site storage, the size of signs. In addition,

the present code requires a site plan review. We believe the current regulations meet the community's needs, for the most part. The few complaints focus on storage on-site. Often that storage violates current code. However, we have found that many are unaware of the home business regulations. Few comply with the requirement for site plan review. In our efforts to communicate better, the town should publicize the home business regulations to increase compliance.

Home Business Recommendations

- Publicize the current regulations
- Highlight the requirement for site review.

Light Industrial District Goal

Encourage reuse of current light industrial zones. Hurley has two districts zoned for light industrial use. Neither of the sites are currently in use. They are, however, appropriately sited to support light industry without a negative impact on surrounding residents. Reuse of these sites can be a relatively harmless way to increase the tax base and support local business. The committee recommends the zoning commission examine ways to reuse those sites for new light industry.

Light Industrial District Recommendations

- Encourage and seek opportunities to reuse current light industrial zones
- Develop design standards for commercial and industrial districts.

Commercial Logging Goal

Minimize damage to the roads and environment.

Protect the Town Infra-structure From Commercial Logging Damage

Commercial logging can take a toll on the environment and the road system if it occurs without planning to protect them. We recommend implementing a regulation that requires loggers working within the town obtain a permit. The permit should be based upon the logging company submitting an acceptable plan that addresses:

1. Scope of the project
2. Enrollment with the state under §480 - a Real Property tax or the Fisher Forest Act, if appropriate.
3. Esthetics

4. Environment and wildlife concerns
5. Maintenance and repair of public roads
6. Buffer zones
7. Clean-up and reclamation
8. Location of skid roads and loading areas
9. Signage
10. Posting of a cash bond to cover damage to town roads

Commercial Logging

Implement a commercial logging regulation that requires a town permit.

Tourism Goal

Support those organizing and publicizing events and destinations of interest. Supporting the growth of tourism helps our tax base. It helps preserve our historic places. It generates pride in our community and an appreciation of our community in our children. The Town of Hurley hosts more potential tourist destinations and events than most of us know. In addition to the largest collection of stone houses in NYS, we are home to the Maverick Concert Hall, the Ulster County Genealogical Society, Stone House Day, the Hurley Heritage Society's Corn and Craft Festival, the Rail Trail, great fishing at the Ashokan Reservoir, and many antique shops. In addition, West Hurley has many undiscovered or unpublicized historic sites. Artists and crafts people abound. The Hurley Heritage Society has a wonderful collection and offers interesting and educational programs. With minimal effort the tourism opportunities in town can be further developed, publicized and supported.

Tourism Recommendations

- Apply for funding to study traffic, parking, and potential zoning changes in the historic district to facilitate reasonable business use of these historic homes
- Develop a volunteer task force to:
    - Prepare a brochure and maps of what to do in Hurley; apply for funding for printing and distribution
    - Publicize Town of Hurley places and events of interest to visitors.
    - Seek inclusion in state and regional guidebooks.
- Establish the recommended Historic Commission

Environment

Environmental Goals

- Protect sensitive components of our environment
- Maintain the rural character of the community
- Improve air quality

Where's the Balance Between Protecting the Environment and Development?
A healthy tension will always exist between development and protecting the environment. The decisions a community makes about how to balance the two has repercussions for our health and well being, our tax rate, our rights as landowners, and the very character of our community. The CAC has focused on the environmental issues that challenge us. The Comprehensive Plan Committee has incorporated the work of the CAC into this document. Open Space and Rural Character Deserve Protection -- How? When the CAC developed the Open Space Plan, the general consensus of the Hurley citizens was to maintain the rural character of the community. Residents expressed concern that over--development would change Hurley and its culture. They do not want to see Hurley become a victim of urban sprawl and want to maintain the rural atmosphere, peace and quiet of this uniquely residential community. Many individual comments echoed the same themes -- maintain the open spaces, including the farmland, which afford scenic views. Maintain scenic overlook areas on the Hurley Ridge, West Hurley, Ohayo Mt. and Tonche Mountain. In addition there is considerable community interest in adequate public recreational spaces and accessible open land. After much discussion the CAC endorses the recommendations in the Open Space Plan prepared by Dan Schuster and Associates and the two water resources study completed for the town.

Water

In 2003, during the public hearings on the Open Space Plan, residents identified water quality and quantity as their primary concern. We have devoted an entire section to this topic.

Air Quality

The mid-Hudson Valley continues to have poor air quality. In April 2006 the American Lung Association reported poor grades on air pollution in the Mid-Hudson Valley in their “State of the Air 2006.” Ulster County received a grade of C. Several counties around us received F’s. Almost 25,000 people in the county suffer from asthma, bronchitis, or emphysema. Burn regulations prove to be one of the most controversial areas of the plan. The state has extensive burn regulations in place and additional local regulations may be difficult to enforce. However, we have chosen to recommend bans on burn barrels and burning leaves. We’ve also recommended a ban on any fire that interferes with a neighbor’s life. We make these recommendations because smoke is a significant contributor to our poor air quality and a

particular contributor to health problems of residents who live in close proximity to those who burn.

Environmental Recommendations

See relevant pages:
- Open Space
- Rural Character
- Water
- Air Quality

Agricultural Goal

Support the Esopus Valley remaining farmland for many generations to come.

The History of Farming in the Esopus Valley

For centuries, the Esopus Native Americans used the fertile soils deposited by the Esopus creek to cultivate a rich and varied diet. Later, Dutch farmers introduced a two crop system that worked well in the mud flats of the Rhine River Valley and was well suited for this Esopus plain. They harvested grain in September for personal use and planted winter wheat for an April cash crop they could sell in Albany. Then, the new French Huguenot and English settlers removed most of the trees in the Valley so they could plow. Cultivated fields occupied much of the forest we see in the Valley today.

Farming in Hurley Today

Today, approximately 4.6% of Hurley's land supports agriculture – just over 1,000 acres. We don't have comparable figures from the recent past, however,the 1969 plan reports that in the decade 1950-1959 the Rosendale/Hurley region dropped from 8,776 acres in farms to 5,404. The number of farms dropped by 50%, from 129 to 64. Although we continue to think of farming as integral to our economy, in 1960 agriculture employed only 1.3% of our population. In 1990, 1.7%, and in 2000, 1.6%. But the fields continue to signal the changing seasons for us all - plowing, planting, harvesting, planting the winter crops... As we have been reminded in both 2005 and 2006, the land in the Esopus Valley floods periodically. That makes it particularly rich farmland, but unsuitable for development. Just as for the Esopus tribe, sweet corn remains our most important crop. Local farms also grow grain corns and hay for feed and silage, acres of pumpkin, other vegetables, and flowers. Today, refrigerated trucks carry our outstanding sweet corn to distant markets. Advances in farm technology, equipment and fertilizers have allowed farmers to increase their yields and slow erosion. The growers in the Valley continue at the forefront of farming innovation by participating in experiments to find the best way to cultivate crops. Some reserve plots for growing heritage varieties of corn to keep the gene pool widely available. We hope this valley remains farmland for many generations to come.

How Can We Encourage the Continued Agricultural Use of Land?

Increasing regulations, resident concerns and complaints about chemicals, and the vagaries of weather make farming a challenging industry. As land costs skyrocket, the financial benefit of selling agricultural land for development becomes increasingly attractive.Our goal is to maintain the land as farmland. If that's not possible, open space would be second best. Several strategies exist for encouraging and maintaining productive farmland. We recommend the

following two for immediate implementation. Others deserve reconsideration in the next comprehensive plan up-date.

Agriculture Recommendations

- Amend the zoning law to confirm that the town encourages agricultural uses to preserve open space and the rural character of the town as well as to promote production of local food and other agricultural products.
- Clarify that the town does not intend to unreasonably restrict or regulate farm operations and supports the “right to farm” provisions of state law

Air Quality Goals

- Protect the health and welfare of residents
- Ensure compliance with state and county laws and regulations on open burning

Air quality in the mid-Hudson Valley is poor. Almost 30,000 residents of Ulster County suffer from asthma, bronchitis, or emphysema. [Source: Senator Schumer, compiled from CDC, census, and ALA data] The American Lung Association (ALA) rated Ulster County 'C' and most of the surrounding counties 'F' for high ozone days in its State of the Air 2006 report. Poor air quality results from many factors ranging from local auto emissions to industrial plant emissions from as far away as the mid-west. Smoke is a significant contributor to our poor air quality and a particular irritant to the health and well being of residents who live in close proximity to those who burn. **Most factors contributing to poor air are beyond our immediate control.** Burning is not. Smoke in our community is generated most often by burning tree trimmings, bushes and leaves, wood furnaces and wood stoves, and burn barrels. As a result, the Committee recommends several regulations related to burning.

Burn Barrels

The EPA, NYS DEC, and NYS Department of Health provide extensive information recommending a local ban on burn barrels. Although some have made an argument for allowing burn barrels where smoke won't affect immediate neighbors, the smoke contributes to the overall poor air quality of our region. We recommend complying with the recommendations that we ban burn barrels.

Leaves

The smoke from burning leaves contains a high particulate content and smoldering leaves generate a high volume of smoke over a long period. The town picks up leaves each fall and residents can also compost them or leave them on-site as mulch. There is no compelling reason to continue to allow burning of leaves.

Campfires

It is not our intent to restrict responsible recreational campfires.

Wood Stoves and Wood Furnaces

We have not made recommendations about wood furnaces or wood stoves that do not meet the EPA certification standards. The NYS attorney general is coordinating an effort with other northeastern states to encourage the EPA to issue standards for wood furnaces. We believe regional or national standards make sense. We encourage those with pre-EPA certified wood stoves (1992) to upgrade. You can determine whether your stove needs to be upgraded by

checking for certification. Certified wood stoves have a metal tag affixed to the back of the stove. Please note: it is illegal to sell a pre-certified wood stove, even in a garage sale.

Tree Trimmings and Brush – County Regulations

The county regulations currently require that anyone who plans to engage in open burning of brush, tree trimmings and stumps notify the County Fire Control Office at (845) 338-1440 in advance of the event. The Fire Control Office notifies the respective Fire Chiefs of the upcoming open burns in their districts. Contractors must obtain a NYSDEC Permit for open burning of brush. Their permits are conditioned upon notification to the Fire Control Office of their burning schedule. The county regulations seem sufficient.

Impact on Neighbors

Although we would like to believe that neighbors would cease an activity that negatively impacts another, we have found that isn't the case. Several residents have complained at public hearings and in written comments that neighbors have not respected their requests not to burn. Smoke has impacted both their health and their quality of life. As a result, we recommend a ban on any burning that elicits a complaint from neighbors.

Enforcement

Adherence to state, county and local regulations must be based on individual responsibility, respect for neighbors, and good citizenship. The Fire Department visits a site only if they receive a complaint. If the burn turns out to be safe and the substances burned allowable by NYS law, they take no action. If the fire is unsafe or illegal they require the owner or contractor to extinguish it. Realistically, enforcement is difficult and spotty, at best. For these reasons we recommend an on-going public education program related to air quality and the impact of burning. Personal responsibility should be highlighted. We solicit your support to improve the air quality in our community and region.

Air Quality Recommendations

- Ban leaf burning
- Ban burn barrels
- Prohibit any fire that generates smoke or noxious emissions that interfere with the reasonable enjoyment of a neighbor’s life
- Provide on-going education to residents about the research and recommendations related to the impact of open burning, and NY State, county, and local regulations related to burning.

Water

Water Goals

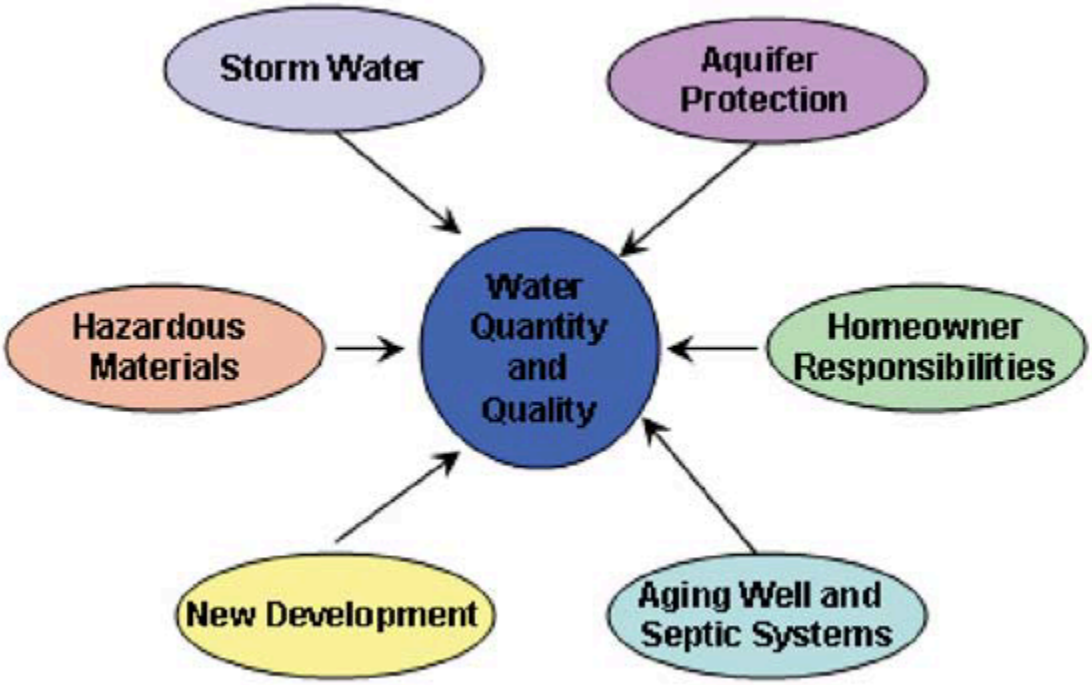
To protect the quality and quantity of water available for generations to come.

Objectives:

- Heighten public awareness of the homeowner's role in maintaining water quality
- Avoid pollution of wells and ground water
- Ensure the long term availability of potable water

Without a doubt, the issue that concerned most residents in town turned out to be the quantity and quality of our water. Residents expressed concern about the possible impact future development might have on the quality and quantity of the Town's water supply. They expressed concern about wastewater generated by future development, storm water run-off, underground oil tanks, and failures of existing septic systems polluting the aquifer. The CAC has invested significant time and energy studying our water supply. You can read their studies – Aquifer Protection Study and Groundwater Protection Plan for the Old Hurley Area for details. Note: these are large PDFs. We should pursue similar Groundwater Protection Plans for other sections of town.

The Pressures on Our Water Supply



Overall, water quantity proves not to be an issue. In some cases residents report wells running dry during drought periods. These appear to be shallow wells, usually less than 150 feet – some hand dug generations ago. Problems with these wells can be solved by drilling deeper. In a very few areas, notably Ohayo Mountain and other rocky areas at high altitudes, homeowners must drill hundreds of feet to reach the water table. A new well in the neighborhood can impact others. Zoning density in these areas should be reviewed and site plan review should include consideration of the impact of additional wells in the area. New multi-unit developments may impact the wells of those around them. Well testing should include measurements from surrounding wells.

Water quality is a more complex issue

In West Hurley between Zena and Route 375 wells are shallow and septic systems are old. Cross contamination has become an issue in some areas. Both water and sewer districts present significant costs that must be borne by the residents within the district. To be prudent the town should explore the feasibility of a new West Hurley Water District. A West Hurley water district may prove to be very expensive. The soil depth to bedrock in many parts of West Hurley measures around 12 inches. We recommend that residents there be apprised of the potential costs along with the benefits. In addition, residents should be encouraged, through a targeted public education campaign, to take preventive steps like annual testing and treatment of their wells, water conservation measures to reduce waste water, and regular septic pumping. Many, if not most, water quality issues can be managed through chemical treatment. The exception is

contamination by hazardous materials – oil leaking from residential underground tanks, chemical spills on our highways, and brown fields from gas stations and industrial sites. We need to encourage the removal of underground tanks and develop a tracking system for spills. Some of our aquifers are of a type that are particularly vulnerable to contamination. The water studies describe this in detail. There will be increasing pressure to build on several large parcels and many smaller ones. The build out must be planned carefully with water protection as a key goal.

Action Plans

As a result of the CAC studies there are several recommendations regarding aquifer protection, contamination from oil and other hazardous materials, and new development. The Comprehensive Plan Committee has added additional recommendations dealing with the feasibility of water districts and the implementation of storm water plans. We thank the CAC for the public education it has started and recommend they continue addressing residents' roles and responsibilities in safeguarding our water supply.

Water Related Recommendations

Details supporting the following recommendations can be found in the CAC reports and through the links provided.

- Establish an aquifer protection overlay district in Old Hurley
- Map the aquifers and develop Groundwater Protection Plans for other areas of the town
- Revise land use regulations to include protective zoning and conservation subdivision requirements to protect the aquifer; consider zoning density changes in areas known to have water shortages.
- Extend site plan review of multi-residential projects, commercial and industrial projects to include pertinent water related hydrogeologic testing and other pertinent water-related data
- Maintain an on-going water protection public education program
- Develop a system to monitor all petroleum/hazardous material spills and contamination
- Prohibit the installation of residential underground oil tanks and inventory those in use. Encourage removal of underground tanks.
- Storm water – maintain an up-to-date inventory of storm water runoff problems and a separate capital improvement fund. Establish criteria for setting priority. Provide an annual update to the community.
- West Hurley– explore the feasibility of a water district between Zena and 375. Encourage homeowners to manage their septic systems properly.

Aquifers

Aquifer Goals

Protect the aquifers to ensure potable water for future generations.

What Must We Do To Protect The Aquifers?

The Conservation Advisory Committee (CAC) has focused extensively on water issues. Two reports are attached to this plan for your review. Both explore issues related to the aquifers in great detail. The Old Hurley Aquifers were the first studied. The CAC should pursue funding to implement similar studies in other areas of town.

Plenty of Water - Most Places

Hurley Falls used with permission, Theresa Asereht (c) The water studies completed to date indicate that water is readily available in most areas of Hurley to meet the community's demands both now and in the future. The aquifers are large and reliable.

And Where There's Not...

Water quantity concerns expressed by some residents appear to stem from two issues --wells running dry during droughts, and reduction in well yield, possibly caused by nearby development. Our survey indicated that many wells that fail probably do so because they are quite shallow, often less than 150 feet. Early Hurley residents hand dug many of these wells. In many cases the residents who reported well failure don't know the depth of their wells. Digging deeper may mitigate the problem. This solution falls to the individual homeowner. On Ohayo Mountain, water shortages occur due to the altitude and rock formations. It's difficult to dig deep enough through the rock to reach the large aquifers. The CAC recommends a reduction in the density of future development on Ohayo Mountain by increasing minimum lot size through zoning.

Protecting Current Residents From New Development

In a few areas new wells for new development may have an impact on existing wells. In new development, the Committee recommends that the Planning Board require a developer to demonstrate adequate water supply prior to approval of a subdivision or issuance of a building permit. Hydrogeologic testing should include the impact on surrounding wells over a period of 30 days.

Water Quality

Oversight of wastewater disposal is the responsibility of the Ulster County Health Department and the New York State Department of Environmental Conservation. Provided that current New York State standards are incorporated in the design, there is no restriction on additional wells as new development proceeds, or on wastewater disposal associated with that development.

West Hurley's potential for cross-contamination

In the West Hurley area, the water supply on small lots with individual wells and on-site sewage disposal can become problematic if not properly cared for. We understand that some water quality issues have already arisen there. It is the individual homeowner’s responsibility to regularly test and treat his private well water and maintain his septic system in good working order. The EPA offers information and advice that you can rely on. While homeowners may develop immunity to the pollution in their wells, failure to test and treat can threaten the health of others. (Think Montezuma’s Revenge)

Long-Term Care of the Aquifers

The Old Hurley Aquifer Study provides a good orientation to the types of aquifers and the potential for compromising their quality. The consultant recommended that the Town establish an Aquifer Protection overlay district and offered a model resolution.

Aquifer Recommendations

- Establish an Old Hurley Aquifer Protection Overlay District – See Figure 12 of study
- Develop Groundwater Protection Plans for other areas of the town
- Revise the PRD regulations to include requirements to protect the aquifer
- Increase the minimum lot size on Ohayo Mountain to minimize the impact of development on the water supply

Water Quality

Water Quality Goals

Maintain high quality, potable water for future generations.

Water quality can be compromised in several ways. Some of them fall to individual homeowners, some to the town, and some to other levels of government. This plan addresses those within the individual's and town's purview. See other pages for storm water, aquifer overlay district, feasibility of additional water districts, impact on planning Oversight of wastewater disposal is the responsibility of the Ulster County Health Department and the New York State Department of Environmental Conservation. Provided that current New York State standards are incorporated into the design, there is no restriction on additional wells as new development proceeds or on wastewater disposal associated with that development. In the West Hurley area, residents on small lots with individual wells and on-site sewage disposal must protect against cross contamination. We understand there have been some water quality issues in the past. While the committee has recommended the Town explore the feasibility of a West Hurley Water District, we encourage homeowners to scrupulously maintain their wells and septic systems. It is the individual homeowner’s responsibility and best interest to test and treat his well water regularly. While homeowners may develop immunity to the pollution in their wells, failure to test and treat can threaten the health of others. (Think Montezuma’s Revenge) The US EPA publishes a booklet, Drinking Water From Household Wells, that outlines best practices for homeowners. Most contamination problems can be treated chemically. That's not the case with oil that leaks from underground tanks and some toxic spills. The state controls commercial underground tanks, but they don't address residential tanks. We have recommended prohibiting new residential underground tanks, surveying to determine the number that exist in sensitive aquifer areas (once established), and implementing a public education campaign to encourage removal. See underground tanks. Other toxic spills may occur secondary to traffic accidents or may be discovered at old industrial sites. These spills are monitored by the DEP and the EPA. The Town should periodically review these databases to ensure that proper steps to mitigate any problems are underway. There are no significant toxic spill issues presently.

Water Quality Recommendations

- Underground tanks - undertake a public education campaign to encourage homeowners to remove them.
- Inventory underground tanks in aquifer overlay districts
- Monitor toxic spills not less than annually
- Undertake a public education program on proper well and septic system maintenance

Water Districts

Water Districts Goal

Consider the economic feasibility of a West Hurley water district to:

- Ensure adequate potable water
- Safeguard public health

Public Water Supply

As a public utility, water districts are regulated by the NYS Public Service Commission. The Ulster County Health Department Environmental Sanitation Division provides inspections, sampling, monitoring, troubleshooting and technical assistance to water supply systems in the County and conducts enforcement when necessary.

Currently most Hurley residents have wells and septic systems. No public sewer system exists in town, but there are three privately held water districts. Each publishes an annual water quality report for subscribers, as required by law. None have had any problems of note. None anticipate any problems continuing to provide the quantity or quality of water their subscribers expect.

Bluestone Park Water Corporation
Earl Baker 78 Stone Rd
W. Hurley, NY 12491 845-338-6025

Rolling Meadows Water Corporation
Jeff Vogt PO Box 540
Hurley, NY 12443 845-331-2201

Windemere Highlands, Inc.
Jeffrey M. Vogt PO Box 540
Hurley, NY 12443 845-331-2201

New Water Districts for Existing Residential Areas

Due to the close proximity of wells and septic systems, portions of West Hurley zoned R2 are at risk for cross-contamination. Often the residents develop immunity, but their visitors can suffer. Most contamination issues, with the exception of oil and chemical spills, can be managed through routine testing and water treatment, but that management falls to the individual homeowner or landlord. A water district offers an alternative method for managing water quality. The cost of implementing and maintaining a water district falls to those who utilize it. While

some grant money may be available to help offset costs, residents in a proposed water district have to expect to pay a share. Here are some recent examples.

> *A current implementation in Hyde Park for 270 homes will cost $4.2M. $2.2M will be covered through NYS DEP and Federal Clean Air/Clean Water funds. The residents will pay the rest.*
>
> *In East Kingston, a system for 64 homes will cost $1,094,000. The USDA will cover approximately half. The other half will be paid through a low interest government loan, payable by the residents.*
>
> *The High Falls project will cost $18M. High Falls has been on the EPA Priority List of Hazardous Waste Sites and, as a result, the government will fully fund the installation. This is the only local project eligible for full funding as a hazardous waste site.*

To be prudent, the Town should invest in a study to determine the feasibility and estimated cost of a West Hurley water district. Residents should be fully cognizant of the financial impact of implementation on each household, and the alternatives. In addition, the town should undertake a town-wide public education effort on the homeowner's responsibility for community well being of to maintain both septic and wells.

Water and waste districts for new, multi-unit development

Planning review for all new development must include both water and waste systems that can adequately conserve and protect water supplies. While approval for these new systems falls to the county, the Planning Board should be alert to the impact of new systems in the Aquifer Overlay Districts and require comprehensive testing.

Recommendations

- West Hurley: explore feasibility of a water district between Zena Road and Route 375.
- Encourage homeowners to manage their wells and septic systems properly, implement a public education campaign regarding water conservation, well testing, and maintenance

Storm Water

Storm Water Goals

- Alleviate current storm water run-off problems
- Prevent additional problems due to new development site design
- Compliance with Federal regulations

The Storm Water Problem

When bad storms hit we see flooding, road washouts, erosion, turbidity, and increased pollution due to toxins in the runoff. Public and private expenditures increase. Storm water impacts land use planning and review, construction and development, highway maintenance, and local infrastructure maintenance, and private landowners. In 2003 NYS DEC storm water regulations went into effect that required communities to develop storm water management plans and a storm water permitting process for builders and contractors. Our community, like every other, has to comply by January 2008. Abatement projects are costly and numerous. Funding may be available from a variety of sources depending on the nature and urgency of the problem. Most funding sources require matching dollars or in-kind service. Usually, the town must be prepared to commit to our share at the time applications are prepared.

The Abatement Process

Each public project goes through four stages – determining its priority, engineering design, funding, and implementation. While many run-off problems have existed for several years, others can occur overnight. Or a longstanding problem can become an emergency. Priorities can change as time, development, and nature take their toll. The town board should review the list of projects and their priority each year as part of the budget process. While the public should have input to the priority listing, decisions must be made based on the impact of the problems. That priority list should serve as a guide, with the understanding that an emergency situation or the availability of funding for a particular type of project may impact the order of projects. A specific capital fund should be designated for abatement projects.

Prevention

New development needs to be carefully reviewed by the planning committee to ensure storm water run-off can be handled appropriately.

Recommendations

- Establish a capital fund for abatement projects

- Pursue grant funding
- Review list and prioritize projects annually
- Include criteria sensitive to storm water run-off in design review of new projects.

Water - Underground Oil Tanks

Goals for Water - Underground Oil Tanks

Reduce the threat of aquifer contamination from leaking, underground residential oil tanks. Homeowners and water districts can treat their wells to ensure the quality and safety of their drinking water. Chemicals can mitigate all types of contamination except oil. Underground oil tanks increase the risk of contamination. New York State Department of Environmental Conservation regulates commercial oil tanks, but hasn't issued regulations on underground residential tanks. They do have an informational web site for homeowners that encourages replacement. When oil leaks into the soil from an underground tank the homeowner is liable for the costly clean-up. It can range as high as $20,000. Left alone the contamination can ruin a water supply for years. The Town should prohibit installation of new underground residential oil tanks. The committee considered recommending a 5-year phase out of all residential underground tanks. Instead, for two reasons, we are recommending a survey and educational approach. 1) It's unclear whether local authority exists to impose such a regulation, and 2) a phase-out would be difficult to monitor. We hope that by educating homeowners about the risks and liabilities of underground tanks people will voluntarily replace them. By surveying ownership of underground tanks in water overlay districts the Town will be able to assess the risk to the aquifers and whether the educational approach to replacement is reducing that risk.

Underground Residential Tank Recommendations

- Prohibit the installation of new underground residential tanks
- Survey underground tanks in aquifer overlay districts, once formed, to determine the degree of risk
- Provide educational materials to owners of residential underground tanks; encourage replacement with above ground tanks

Historic Preservation

Historic Preservation Goals

- Value our history
- Identify, protect, and enhance our landmarks and historic districts
- Promote our cultural and historic roots while balancing the rights of the landowner

No Local Authority is Empowered to Provide Leadership for Historic

Preservation Hurley has a rich history and our community is filled with historic structures, old cemeteries, and the remains of old settlements. If preserved and promoted wisely our history can add cultural and economic value to the town. The current zoning code establishes no authority to deal with historic buildings or sites. An earlier attempt to establish an historic preservation commission failed. The Main Street historic district imposes regulations on buildings that aren't historic and prohibits reuse of historic buildings that could enhance their economic viability. Many sites of historic significance in West Hurley are unrecognized and underappreciated.

Both the Town and the Owners Could Benefit

We understand that owners of historic properties could benefit from a local historic designation, were it available. We recommend establishing an historic preservation commission, develop criteria for addressing several issues that impact the Main Street historic district, and undertake a planning effort to recognize and, if appropriate, protect sites of historic significance.

Historic Preservation Recommendations

- Develop a list of potentially significant historical sites
- Establish an Historic Preservation Commission whose first act shall be to recommend criteria for the designation of landmarks and historic districts
- Review and recommend updated historic district zoning regulations.
- Explore Main Street as a town center and tourist destination

Town History

Main Street Goal

Develop the Main Street historic district as a lively, attractive tourist destination and town center.

Main Street, Old Hurley - A Treasure We Can Share?

Ten stone houses built between the late 1600's through 1818 stretch along the picturesque quarter mile of Main Street. The old Hurley Burial Ground is one of the oldest in Ulster County. The earliest stone is dated 1780. The Dutch Reformed Church, built in 1853, sits at the curve in the road, more beautiful than a picture postcard. Another fifteen stone houses, antique shops, a shop with garden crafts, and the Ulster County Genealogical Society draw people to the neighborhood.

The Challenges to Tourism

The number of visitors to Main Street increases steadily. But, today visitors face limited parking and heavy traffic. The historic district zoning significantly limits the use of the historic buildings and imposes unnecessary restrictions on those homes that don't have historic value. We would like to see the district become a significant tourist destination.

Main Street Recommendations

1. Conduct a Main Street Traffic and Parking Study
2. Develop an historic commission to advise on historic issues
3. In light of the light commercial development that is currently underway, consider possible rezoning
4. Review home business regulations

Housing

Housing Goals

- Maintain Hurley's rural character while addressing the need for more variety in housing stock and protecting water quality and quantity
- Ensure that the code allows for alternatives to single family dwellings like condo's, townhouses, senior citizen housing, cluster development

The Ulster County Planning Department reports a decline in housing affordability in the county that makes it increasingly difficult for many of our senior citizens and young families to remain in town. Most of our children cannot afford to buy 'starter homes' here. Many of our seniors fear that increases in taxes and re-valuation of property will force them to sell. The cost of real estate is quickly pricing many local residents out of the market. Factors driving demand include:

- Lack of development opportunities to the south causing exorbitant increases in the cost of houses driving families further north in their search
- The first wave of baby boomers reaching retirement age looking for smaller homes
- The migration of service and office jobs north from New York City into Westchester County, which is bringing commuters to the Hudson Valley
- A growing population of telecommuters and weekenders.
- The appeal of real estate as a desirable investment, spurred by low interest rates.

Ulster County Housing Update Affordability Comparison

Household Income	Percent of homes on the market a household could afford to purchase	
	1998	**2004**
At 50% of median	17.7%	8.3%
At 80% of median	45.1%	18.1%
At 100% of median	63.5%	28.2%
At 120% of median	78.4%	43.9%

Source: Ulster County Planning Department

Our Housing Goals for Hurley

We value living in a community that encompasses a diverse population and want to foster a wide range of affordable options like accessible apartments and townhouses, two, three and four unit buildings, and accessory dwelling units (often known as mother-in-law apartments). We recommend that, most often, those options be integrated with other development rather than isolated in dedicated senior citizen or 'affordable housing' sites. Existing housing stock in the Town consists primarily of single family residences. Current zoning was designed to support single family residences. With careful investigation, the Committee feels that other conservation development alternatives, such as town houses, or cluster housing can protect open space and increase developer options without significantly altering the rural nature of the Town or jeopardizing the environment. We particularly encourage development of zoning code that facilitates Accessory Dwelling Units. These units, often known as mother-in-law apartments, can be developed within single family homes, as additions to single family homes, by converting outbuildings, garages and barns. by constructing new outbuildings, and by design in new construction. Many communities require a license for ADU's and review them on change of ownership and license expiration. Several planning tools exist that can contribute to accomplishing our community goals while protecting landowner rights to develop their property. The participants in the planning workshops should investigate the benefits of each of these tools and develop zoning, site plan review, and design guidelines to best accomplish our goals. For example:

<u>Residential Area</u>
Original parcel: 10 acres
Approximately 6.4 acres unconstrained
Base density = 3 du/acre = 16 lots

Conventional subdivision
Approx. 24,000 SF lots
(minimum lot size = 14,500 SF)

Conservation subdivision
Base density = 3 du/acre = 16 lots
Approx. 12,000 SF (maximum average lot size)

If density bonus utilized for conservation subdivision:
4 du/acre = 22 lots
Approx. 8,500 SF (maximum average lot size)

[Note: at least 5 acres – 50% of original parcel remains permanently conserved open space]

A comparison of a conventional subdivision (left) with a conservation subdivision (right). In both cases, a total of 16 residential lots were created. A conservation easement ensures that the open land preserved as part of the conservation subdivision (right) cannot be further subdivided or developed in the future.

Housing Recommendations

- Update residential zoning codes to encourage environmentally sensitive development techniques that will contribute to our goals of full spectrum housing for an age- and income-diverse community. Provide developer/landowner incentives where appropriate.
- Require that planned-residential developments include a percentage of housing dedicated to current moderate and low income Hurley residents.

- Evaluate large lots for locations suitable for alternative forms of housing
- Review residential density zoning on Ohayo Mountain in response to water scarcity there.
- Protect against future development of NYC DEP lands acquired for watershed protection.

Coordination of Planning Districts

Goals for Planned Residential Districts

Ensure that PRD regulations support Town goals for housing diversity, conservation of open space, and smart development.

What Are Planned Residential District's (PRD's)?

The purpose of the PRD regulations is to provide a town a mechanism to encourage a more flexible approach to development and a greater variety of housing styles than the underlying zoning allows. A planned residential district as defined in Hurley’s zoning code is a large, self-contained property, separate from adjacent properties, that could accommodate 50 or more residential units and has at least 200 feet of frontage and direct access to a state or county highway.

First, Change the Definition of a PRD

In Hurley, other large properties can accommodate 50 or more single family residences. Zoning allows the properties to be sub-divided into house lots, but because they don't lie on county or state roads, they won't qualify for Planned Residential Development status. In addition, under current zoning, several smaller parcels that can be sub-divided into ten or more house lots are scattered throughout town. These properties lend themselves to alternative types of 'smart development' designed to foster open space conservation and housing diversity. We believe the town can benefit from these alternatives. The first step toward utilizing them depends on redefining the criteria for a PRD.

Source: State of Massachusetts. OSRD: Open Space Residential Design

PRD Regulations Can Encourage Mixed Housing

To maintain a healthy community with a diverse population, we can identify incentives in PRD regulations to encourage developers to include a percentage of universally accessible housing. Universally accessible design provides comfortable living space for any person and necessary accommodations for the elderly and disabled. Likewise, we can design incentives to encourage developers to include a percentage of units within reach of those with moderate or fixed incomes. The Town can determine the system and criteria for allocating those units.

We Need a Town Center

Because Hurley has no town center and limited commercial space, our PRD regulations and planning process should encourage developers of over 50 units to incorporate commercial services for the use of the surrounding community. The Town should also look for an opportunity to develop a 'faux' town center in a large PRD.

Include Design Standards that Support our History and Goals

The committee also recommends that the town adopt design standards for PRDs. They could, for example, build on our history as an early Dutch village in a rural area. They should incorporate best practices for conservation development; require sidewalks to encourage walking; and build connections to community facilities like the rail trails and parks. Large developments should incorporate community-accessible open space.

Planned Residential Districts Recommendations

- Review and update regulations for planned residential districts (PRD’s) to ensure they offer the flexibility to work with developers to meet the Town’s goals for growth.
- Pursue opportunities to develop a town center with commercial services in large PRDs
- Develop design standards for multi-unit residential development.

Senior Housing

Senior Housing Goals

Enable Hurley residents to stay in the community as their housing needs and incomes change.

The Need

The median age of Hurley residents has increased to 44.3 in 2000. Many of us are planning for retirement now. We want to stay in the community, but through choice or necessity will need alternative housing. When older adults look for alternative housing they think about two things – a fixed income and a layout that is accessible – no stairs, wide doorways, etc. Three issues related to senior housing confront us.

- How can we increase the stock of housing that is physically accessible for seniors with growing physical limitations?
- How can we ensure a supply of financially accessible housing units for seniors on fixed or shrinking incomes?
- Should senior housing be segregated from other new development?

Physical Accessibility

Our growing physical limitations contribute to a need for accessible building design – no stairs, wide doorways, easily manipulated hardware -- and freedom from the responsibility of maintaining a building and landscaping. Anyone can live in a home that incorporates accessible design, but a person with limited mobility can't easily live or visit a home without it. Today, there's a movement to encourage 'universally accessible design' in all new development, not only in units dedicated to senior citizen housing. Everyone building or renovating should review accessible design principles and include them in their projects wherever feasible. Neighborhoods and PRD's should include sidewalks and benches so seniors can walk, rest, and participate in the public life of the community.

Financial Accessibility

Fixed incomes, changes in the stock market, and/or rising real estate taxes may make current housing economically untenable. Rising real estate taxes and assessed values can necessitate leaving the home you have owned for years. Others share these financial challenges. The Ulster County Planning Department studies confirm that many of our children can't afford to start their families here. Increasingly, middle class and lower middle class families find their housing costs absorbing a greater, often unhealthy percentage of their income. [See Housing discussion]

Pro's and Con's of Segregated Senior Housing

In considering housing solutions for our aging population, the committee debated the alternatives of integrated or segregated senior housing. We concluded that a mix of both would best serve individuals and the community. Integration of senior housing with the rest of the community contributes to healthy neighborhoods. Seniors, at home during the day when others are out to work, observe the neighborhood, keep an eye on street life and the comings and goings of children. Neighbors look out for older neighbors when storms hit or illness strikes. Children grow up with daily exposure to adults of all ages outside the family. Many seniors, however, prefer the atmosphere of a senior enclave. A senior citizen's complex can often accommodate a community room with social activities and subsidized meals. Some prefer not to have children present on a daily basis. Providing services like transportation to shopping and medical care, planned recreation and social activities, and the delivery of meals and home healthcare becomes a challenge when seniors are scattered throughout the community. Economies of scale argue for clustering those in need of these services.

Solutions

Hurley zoning codes do address multi-unit senior housing indirectly in the Planned Other towns have adopted a range of solutions from requiring a percentage of any new development be reserved for senior housing to actively seeking out developers and sites for seniors. We recommend that Hurley become pro-active in addressing our need for both integrated and segregated senior housing. As an immediate, but limited, solution the town can revise the code to allow and encourage accessible accessory (mother/daughter) apartments and out-buildings. The committee also recommends that through workshops we investigate revising the code to accomplish several goals:

- Require inclusion of a percentage of physically and financially accessible housing units in all new development.
- Offer incentives for including a percentage of 'affordable' and accessible units in Planned Residential Districts.
- Offer incentives to integrate economical housing for seniors and other limited income residents into neighborhoods through the development of infill lots using accessible design standards.

A workshop should review the range of solutions implemented elsewhere to develop a strategy in keeping with the intent of the town. Once a model or range of acceptable models has been selected, the zoning should be changed to facilitate development.

Senior Housing Recommendations

- Encourage universal accessible design in all new development
- Revise zoning to require a percentage of all large development dedicated to affordable, accessible units
- Revise zoning to accommodate accessory apartments
- Encourage in-fill construction of accessible units

Infrastructure

Infrastructure Goals

An efficient,effective, low-cost town government that maintains and enhances our facilities and services.

Apply for All Relevant Funding Opportunities

As stakeholders we obviously want our local government to operate in an efficient and effective manner with an emphasis on low cost. There are currently many state, federal, even private funding sources available to assist communities in resolving issues and enhancing services or facilities. The Town should become more proactive in identifying its needs and pursuing funding opportunities. Once goals have been identified the Town should retain the services of grant writers to research and apply for grants to help accomplish those goals. Most funders require towns to provide matching funds. The Town should establish and contribute to an account for that purpose.

Over-Communicate with Residents

When communities are struggling with the issues brought on by growth, the town board and committees cannot over-communicate. People pay attention and respond to different media. Some people will never use the internet. Some prefer RSS to email. Some information is better broadcast by automated telephone messages, for example, flood and storm alerts. The Town should leverage available technology to more easily communicate with residents. Whenever feasible, residents should have the opportunity to opt-in or opt-out of a particular mode.

Support for Tourism and Local Businesses

While marketing events, destinations, and businesses remains the responsibility of the organizers, some publicity can only or best be arranged by the town. Where that's the case, the town should support local organizations in any way possible. For example, the town can apply for grants to cover the costs of promoting local attractions through brochures, maps, calendars, and a web site (or section of the town web site). Get local destinations and events into state tourism materials.

Infrastructure Recommendations

- Insure optimal utilization of technology
- Take advantage of state, federal, and private funding available to implement goals

Public Education

Public Education Goals

Enhance our collective quality of life by increasing public knowledge of individual responsibilities, public information and resources, and the process of local governing.

We consider public education a critical local issue. Many of the challenges facing our community become major problems or minor irritations as a result of individual resident actions and behavior. Often, however, residents are unaware of the role they play or their individual responsibilities. Investing in good public education can save the community from excessive regulation, enforcement costs, environmental and health issues, and community disharmony. Research shows that effective public education requires repeating information many times in many ways. People learn differently and respond differently at different times. To be effective, our public education efforts need a dedicated budget and planning and implementation by skilled and knowledgeable people. Some significant issues for immediate and on-going education include:

- Water - Heighten public awareness of the homeowner's role in maintaining water quality – water conservation, well and septic maintenance, impact of leaking oil tanks, how water districts work and what they cost, mitigating storm water runoff.
- Air quality - the impact of smoke, current regulations and health concerns related to burn barrels, non-certified wood stoves, most wood-burning furnaces, and leaf burning
- Alternative approaches to development and design standards and the regulations that shape the review process
- Home business regulations
- Senior services available

Public Education Recommendations

- Develop a multi-faceted communication and education strategy
- Recommend a budget to support the strategy

Communication

Communication Goals

- Encourage citizen participation in local government by utilizing multiple methods of communication about town issues
- Encourage meaningful dialogue and feedback on issues
- Make information readily available

How Do People Know What's Going On In Town?

No one ever complains that the Town provides too much information. People learn about the world around them in a variety of ways, some old, some new -- newspapers, TV and radio, the web and blogs, posters in the post office and grocery store, word of mouth -- and who knows what new methods will arise tomorrow. No one method will reach everyone, and using every method will still leave some people uninformed. In the past, the expense of publishing and distributing documents like town codes meant many remained unaware of town requirements. In the past, the cost of producing and mailing information prohibited publishing frequent newsletters or surveys. Today, the ability to make source documents and minutes, calendars and educational materials available on-line quickly and easily makes on-going communication possible.

Let's Use New Technology As Well As The Old

Blogs, on-line surveys, discussion groups, and listservs provide additional or alternative mechanisms for easy feedback. Emerging technologies, like pod casting, make the possibility of viewing meetings online a reality. But not every resident is computer literate or interested in becoming so. An internet-based strategy alone will not be sufficient for some years to come. If ever. We recommend that the town recruit volunteers with experience in communication disciplines (for example, marketing, copy writing, and education) to develop and implement a communications and public education strategy. Allocate a specific budget. Adopt technology to facilitate the plan.

Supporting Community Businesses and Events

People searching for information about the town -- its resources, history, recreation facilities, businesses, and lifestyle -- look to the town web site and other published materials. We recommend that the communication strategy incorporate information and/or links to other town resources.

Recommendations

- Recruit volunteers to develop a multi-faceted communication and education strategy; recommend a budget to support the strategy
- Include publicizing on-going town agenda, events, issues
- Include information about non-governmental resources as well

Public Safety

Public Safety Goal

Ensure the safety and well being of our residents.

The Town of Hurley is served by two volunteer emergency organizations with mutual aid available from adjoining towns via the Countywide 911 system. Both the Hurley Fire Department and the West Hurley Fire Department provide fire and ambulance services. We thank all our volunteers for their many years of outstanding service. Concerns noted in the surveys and public hearings included that:

- all structures in the Town have emergency identification numbers posted in plain view in front of the buildings
- the level of volunteerism was dropping and that the volunteer service might not be viable in future years
- any high density development could overwhelm the volunteers ability to respond

Currently, we expect these organizations to continue to serve us and to grow and improve their services. Adding professional services would be costly and the transition would be difficult. The town must prepare, however, for the possibility that the demand may someday exceed the capacity of volunteer services. To that end, we recommend the town board request an annual update from the volunteer services.

Emergency/Safety Recommendations

- Enhance the capability of emergency services to respond rapidly by requiring the installation of emergency identification numbers in front of all structures
- Request an annual analysis of services, concerns. and long range plans from each of the emergency services. Publish the report on the Town web site
- Widen roadway shoulders and include sidewalks in new developments - see Pedestrians and Bicycles

Emergency Services

Thanks to our Emergency Services Volunteers We take this opportunity to publicly thank the volunteers and public servants who provide emergency services to our residents. We are fortunate to have such a dedicated group serving our community. In reviewing emergency services the primary issue that emerges is the threat that an insufficient number of people will volunteer to adequately staff the fire and ambulance services. We support the work underway to provide incentives or tax advantages to benefit community volunteers and encourage others to participate. In light of the possibility that some time in the future emergency services couldn't be staffed with volunteers, we recommend that the town board request an annual update from each of the emergency services that reviews the challenges, goals and expectations for their volunteer service.

Emergency Services Recommendations

- Annually, review the long-term feasibility of continuing with volunteer emergency services.
- Study the cost and alternative methods of implementing paid services.

Technology

Technology Goal

Utilize technology to improve accessibility of information and efficiency in operations. Technology requires an investment in order to gain benefits. The Town should make that investment whenever the technology will contribute to making information more available, increasing feedback from citizens, or facilitating efficient operations.

Computers and the Web

We recommend making town business -- codes, studies, applications for development, etc. available for review on the web. Publish the Town calendar, meeting notices, agenda, and minutes as an RSS feed and on the town web site. In selecting software, utilize software design that enables departments and committees to update their pages directly and facilitates resident feedback, on-line discussion, and interaction. Request developers submit planning documents in digital format; publish those documents on the web site. Network the town departments and develop a shared database to facilitate communication and record keeping.

Town telephone system

Update the Town telephone system to reduce busy signals. Evaluate systems that can accommodate automated call groups for emergency notification.

Community Wireless and Cell Phone Coverage

We recognize the tension that exists over siting towers for wireless and cell communications. However, we value the benefits of improved cell communications. In particular, emergency services and small business people who rely on cell communications suffer from currently spotty coverage. The Town has procedures in place for handling cell tower applications.

Other Technologies

Individual town departments should be encouraged to explore technologies that could facilitate their operations being more effective and/or efficient. Analysis should include an estimated return on investment.

Technology Recommendations

- Upgrade Town web site. for ease of updating and increased interactivity.
- Add reference material and all information regarding pending projects and issues to the Town web site.

- Utilize telephone technology for emergency warning system
- Assess the benefits of new technologies

Land Use

Land Use Goal

Develop a clear, effective planning process and zoning codes that support the community's intentions of maintaining Hurley's character and livability for an age- and income-diverse community, while protecting and sustaining the environment.

Implement Land Use Tools to Accomplish Our Goals

The most powerful tools at our disposal for shaping the future of our community are those that deal with land use. Our current codes have served us well but are due for an update. In places they are ambiguous, and occasionally in conflict with themselves, the county, or state. The town last revised the zoning code in 1991. Since then, communities have learned the lessons of 'smart growth' and conservation development. Communities successful at shaping their growth have learned to partner with developers to achieve their community goals rather than react to the developer's goals.

Proactive Partnerships With Developers Can Help Us Achieve Our Goals

If the Town can be clear about what we want, as well as what we don't want, the development process can become proactive and creative rather than reactive and adversarial. If we can agree on development goals and underlying principles, separate from any individual proposal under consideration, the resulting predictability will enable both land owners and developers to shape plans that accommodate those goals and at less cost. Those savings, in many towns, contribute to amenities that benefit the community.

The First Step -- To Agree Upon Our Goals

Reaching agreement on our development goals is the next challenge. In the course of developing this plan several principles have emerged that now need to be explored in detail and translated into concrete strategies.

Land Use Objectives

We recommend revising zoning codes, planning regulations, site review and design guidelines that:

- Clear up the ambiguities and conflicts in the current codes
- Maintain the character of the community by protecting open space and agricultural uses.
- Protect our water supply and other sensitive environmental features including scenic, agricultural, and roads features. See Environment

- Foster commercial development in those few areas already designated for that purpose.
- Encourage reuse of the vacant light industrial sites.
- Ensure a full spectrum of housing addressing the economic and design needs of our residents.

To accomplish those ends we recommend the use of ‘smart growth’ techniques like overlay districts, conservation zoning, developer incentives, and design standards. [links to resource pages that describe these]

The process we recommend –

- The Town sponsors a series of ‘Smart Growth’ development workshops to convert the principles in the Comprehensive Plan into concrete strategies.
- Include all stakeholders and development professionals - Town Board, the Zoning Board, CAC, Planning Board, County Planning Department, architects, builders, and planners, NYSDOT, business and land owners. Additional professionals, agencies, or interest groups may be included for particular topics. Encourage all residents to participate.
- Each workshop should focus on a specific development issue and begin with a review of the alternative approaches used successfully in other communities. No workshop should exceed three months duration.
- Each workshop should result in recommendations for zoning, site review, and design standards, or an action plan for how to reach those recommendations.

Overlay Districts

Overlay District Goals

Ensure that the overlay zones accomplish our objectives for special districts.

Overlay districts can facilitate solutions for particular development or conservation issues. An overlay district, like our current Route 28 Overlay District, adds definition to the underlying zoning. Overlay districts can also help us protect environmentally sensitive areas like steep slopes and bluffs. They can help us protect our aquifers. Other communities have used scenic overlay districts to protect scenic roads and views. We have recommended three.

Route 28 Overlay

Aquifer Overlay

Scenic Overlay

Route 28 Overlay District

We propose rethinking the Route 28 Overlay District and develop criteria for two new types of overlay districts -- an aquifer protection category and a scenic protection category. This concept can help us protect the rural character of our town that is key to our love of the community. Currently one overlay district exists -- the Route 28 Overlay District. In the last zoning review and update, the Town established the Route 28 Overlay District to provide an opportunity to create a business and professional district with strict guidelines along the stretch of Route 28 between Zena Road and Route 375. Traffic makes this stretch less desirable as a residential area and, at the time, the Town planners and Board believed the overlay district would encourage business that could serve the growing West Hurley population and increase the tax base of the Town. The zoning developed to control the use of these parcels has not facilitated the careful development envisioned when the zoning was adopted. Most lots lack the required frontage for development. As a result, buildings often lie vacant and in disrepair. Those interested in locating a business here find the restrictions make it impossible. The traffic and lack of depth to the lots further complicate usage. The surveys and public hearings highlighted this area as one that could reasonably support business development without jeopardizing the community's interest in maintaining the rural and residential character of the town. Both

residents and business owners supported the idea of developing design and signage guidelines that would apply to this business district. Redesigned Overlay District requirements may make business development here more feasible. We should include the NYS DOT in any discussion of revisions. The high volume of traffic and the curve in the road present challenging safety issues. Photo Andrew Hubbell, some rights reserved The CAC study of Old Hurley aquifers identified a need to institute measures to protect some of the aquifers. Other aquifers require the same detailed study to determine their vulnerability. Based on the Old Hurley Aquifer Study, the CAC recommends establishing an aquifer overlay district that can be applied to all areas where we find sensitive aquifers in need of long term protection. Currently, those sections of Old Hurley identified in the report would fit the Overlay Districts - Hurley Comp Plan criteria. As the aquifers in other sections of Town are studied, more areas may be added. The report offers model language and criteria for an aquifer overlay district. It notes protection does not mean 'no development' but rather an overlay district can impose specific testing requirements and prohibit particular uses that have a high risk of contamination. An example might include prohibiting gas stations in vulnerable areas. The town needs to undertake similar aquifer studies in other areas and, based on findings, may need to apply additional aquifer overlays.

Scenic Overlay Districts

We know we are home by the view outside our window, and in Hurley many of the views are special. The backdrop of bluffs behind the cornfields; the reservoir glistening below; the Catskills rising in the distance. Many have requested that we explore ways to save these views. Scenic overlay districts may stir up controversy in Town, but the investment in discussion and exploration is worthwhile now, before these vistas are compromised. Other towns have found their way through those discussions to resolutions that meet their needs. We owe it to the future residents of Hurley to make that effort.

Recommendations for Overlay Districts

- Establish an ad hoc committee to develop a Route 28 commercial overlay district plan, soliciting the participation of the DOT and County Planning Board
- Allow moderate development that fits community needs and reflects the rural character of the area
- Develop design and signage criteria
- Clearly define the uses that meet the new code
- Establish criteria for an aquifer overlay district; apply it to the areas in Old Hurley identified in the study as sensitive and in need of protection
- Continue to study other areas of town to determine whether other aquifer overlay districts should be enacted
- Study and recommend zoning regulations and locations for scenic, steep slope and bluff overlay districts (open space plan)

Town Zoning and Building Codes

Goals for Town Zoning and Building Codes

- Ensure clear, effective building and zoning codes that support community intentions for maintaining and enhancing the community's rural character.
- Utilize 'Smart Growth' tools for open space management, encouraging a diversity of housing opportunities,implementation of design standards for commercial and multi-residential development, and support for continued agricultural land use.

The time has come to, once again, update the Zoning Ordinance

The existing Zoning Ordinance has provided a good set of guidelines for controlled growth that maintains the rural character of the Town. However, there are changes and revisions that could make the Ordinance more in tune with changes that have occurred in the Town since the last revisions. In some cases the zoning changes needed are straightforward and should be handled quickly, for example, aligning them with changes in state and county regulations or clarifying areas where the language is confusing. In other cases, more consensus needs to evolve through the planning workshops before implementing detailed code changes.

How Will We Develop the Consensus Needed for Pro-active Planning?

Our town, like every other, has a history of heated controversy over proposed projects. Dr. Tischler's project on Route 375 in 2005 and the Hidden Forest project currently under review provide good examples. Unless long term community goals have been articulated, and methods for accomplishing them incorporated into codes, the discussion about a particular project risks domination by the loudest voices and/or deepest pockets. This plan articulates the community's goals. The next step, planning workshops, will identify the specific changes to the codes that will facilitate implementation.

The workshops should be:

- Outcome focused - result in specific code changes for the Town Board's action
- Time limited - preferably not longer than three months
- Begin with a review of the alternatives successfully implemented in other communities
- Open to all residents
- Include the full range of perspectives by purposefully including both residents and representatives of other stakeholder groups, e.g.. County Planning Board, real estate developer, vacant landowners, architect.
- Facilitated by community planning professionals

Specific workshops should address

- Planned residential districts (PRDs) - Incorporating the use of 'Smart Growth' and Conservation development
- Methodology for increasing 'accessible' and 'affordable' housing Town-wide, and requiring a percentage in all large development projects
- Protection for scenic views, roads, and bluffs
- A pro-active planning and review process that includes developer incentives for addressing town goals
- Route 28 overlay district - to resolve issues including traffic and access, appropriate usage, design standards, and required lot size.
- Design standards for commercial, light industrial and multi-residential development

In the meantime

We believe that the community's intent is clear, however, and can be used as guidance in the interim for decision-making regarding specific projects. We discuss the recommendations for zoning changes in the relevant sections.

Zoning Code Recommendations

- Eliminate any conflicts, inconsistencies and ambiguities in current codes
- Revise Planned Residential District regulations
- Incorporate design standards for commercial and multi-residential development
- Add available uses: Bed and Breakfasts, accessory apartments, scenic preservation and roadway overlays, aquifer and bluff overlay districts
- Evaluate Ohayo Mountain residential density in the context of water studies
- Revise zoning regulations to better define and support goals and needs for the Main Street Historic District, the route 28 overlay district
- Revise the planning review process to initiate discussion that will facilitate development that meets the Town's goals
- Revise and publicize the regulations for home businesses.
- Make all codes available on-line for easy reference

Design Standards

Goals for Design Standards

Ensure that commercial, industrial, and multi-residential development support our visual goals for maintaining the character of the town.

How To Maintain and Enhance the Character of the Town

The committee proposes that we follow in the footsteps of many other communities that have developed design guidelines for commercial and multi-residential developments. In doing so, the Town should be clear about what we expect of a developer regarding both site and building design. The Town should enlist an ad hoc committee of volunteers and professionals to prepare a handbook of design guidelines to provide prospective developers. Design standards should illustrate preferred building design and site layout. Then, the Town can require developers to prepare conceptual plans adhering to these guidelines, in addition to the relevant codes. New development should be designed to fit into the natural surroundings and ensure architectural quality and compatibility with local styles rather than becoming a dominant element of the landscape. For non-residential development, the standards should additionally establish requirements for scale of activity, access, and setbacks, and should illustrate signage, lighting, pedestrian/bicycle circulation, and the preferred location of parking lots to ensure that a proposed project is in harmony with adjacent properties and enhances the visual environment. The standards should be specific to the conditions and desired look of the different neighborhoods and commercial areas.

Signs Should Complement Our Neighborhoods

While the current Zoning regulates the size and height of signs, it does not encourage the types of signs that can enhance the visual character of an area. The Zoning should be amended to include more detailed requirements for signage, and these requirements should be included in a separate section of the Code to facilitate the review of sign proposals. A new concern has emerged that is not currently addressed in the code. Temporary signs proliferate for garage sales and special events. We recommend that the town adopt a temporary and portable sign regulation that limits the size, location, and time limits for posting and removing temporary/portable signs and requires that the poster’s identification be included on the sign. We should establish a fine for non-conformance.

Recommendations for Design Standards

- Implement a process to develop design standards for commercial districts and multi-family units that will assist the Town in retaining its rural qualities and historic character without discouraging economic development.

- Revise the Poster Code 210-32 K. to address the size, location, and time limits for posting and removing temporary signs and require that the poster's identification be included on the sign. Establish a fine for nonconformance.

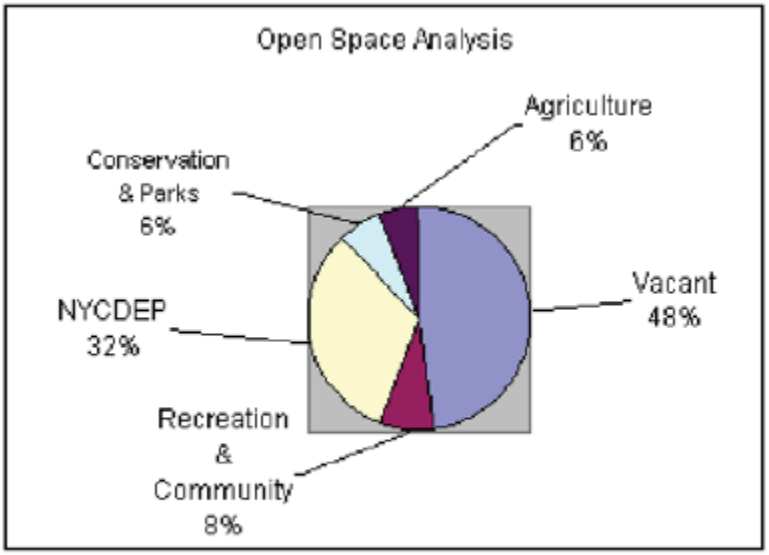
Open Space

Open Space Goals

- Maintain the rural character of the town
- Protect open space
- Protect and encourage agricultural use of land
- Protect scenic views and roads

How Much Open Space Exists in Town?

Almost 79% of the land in the Town of Hurley is open space. About 46% of the open space is owned by government entities. The privately owned vacant space includes 37.6% of the total town acreage. This vacant space, less wetlands, steep slopes and other acreage not amenable to development, captures the attention of developers looking for new opportunities. The decisions we make about our developable open space will shape the future of the town. Survey response was clear. We value open space and want to protect it. Current codes position us as reactors rather than initiators. We can only respond to plans developers present. We recommend changing that paradigm.



Source: Town of Hurley Open Space Plan

Act rather than react

We can learn from other communities that have revised their codes to support their goals of maximizing open space. Revised codes can facilitate a planning process that will enable us to

be proactive. With that process in place we can implement many conservation techniques to support our goals without compromising a landowner's development rights. One of those techniques includes purchasing land or development rights directly. We should determine through a town referendum whether our community's commitment is strong enough to support establishing a fund to acquire land or development rights.

Can We Protect NYCDEP-Owned Land From Future Development

The NYC Department of Environmental Protection owns 32% of the open space in Hurley. If, or when, NYC invests in a filtration plant, this land could become more valuable to NYC as a site for real estate development. Rather than wait to see whether that time comes, we should take action now to protect this resource. The town should join forces with the other watershed towns today to obtain a commitment from NYC to maintain this land forever as open space. Change happens -- development happens. But we can, and should, become a partner in shaping that change.

Open Space Recommendations

- Promote the use of open space development techniques to supplement the Town's zoning law and sub-division regulations for use by the Planning Board in dealing with developers. (CAC Open Space Plan)
- Designate specific roads as scenic and prepare standards for development on such roads regarding fences, natural buffers, expanded set backs and lot widths, and other measures to preserve the natural and historic character.
- Hold a referendum to determine whether support exists to establish a local fund for the acquisition of high priority open space parcels and/or development rights. This fund should be used as the match for grants from other public and private agencies. (CAC Open Space Plan)
- Protect and encourage agricultural use of land
- Protect scenic views (CAC Open Space Plan)
- Pursue a legal commitment from NYC to maintain the NYC watershed lands as open space

Recreation

Recreation Goals

Provide residents and visitors with recreational facilities that take advantage of our natural resources, encourage health and well being, and provide opportunities to play together.

Although Hurley is small, the Town continues to grow and with it our need for recreational resources grows, too. Visitors drawn to the area also need recreational opportunities. And, in addition, residents from neighboring communities share our recreational resources, just as we share their's. Currently there are two recreational parks within the town, one owned by the town on Dug Hill Road and one privately operated, fee-based facility (Hurley Recreation Association) on DeWitt Mills Road. Additionally, the Hurley Little League Association maintains a baseball field adjacent to Route 28 in the Town of Ulster. The Little League also uses fields in the West Hurley area through an agreement with the Onteora School District. The Recreation Committee oversees the park and organizes community recreational opportunities and events. We appreciate the work these volunteers do each year on our behalf. The Town park site was chosen to bridge the geographic divide between Old and West Hurley. While politically expedient, the location can't be reached without a car. This makes it of limited use to children.

Long term, we recommend that the town develop parks and ball fields easily accessible to the population centers. The Town owns no swimming beach or boat launch area of our own. We provide a summer recreation program by transporting children to an out of town swimming area. A 13 mile long rail trail follows the NY Ontario and Western rail bed through Hurley along route 209, through the woods on to Marbletown and High Falls. This rail trail is part o the D&H Heritage Corridor that will connect Kingston to Carbondale, PA over 100 miles away. The trail provides opportunities for biking, walking, jogging, and just being outside. Although the population in Hurley is aging, the data collected from our surveys indicated that the town residents acknowledge the need for planning related to recreational resources. While rail trails garnered the most support in the community survey, residents also expressed an interest in bike paths, a multi-purpose community center, and an Esopus boat launch.

NYC DEP lands offer a resource for additional recreation opportunities that would not compromise the quality or security of NYC's water supply. The U&D rail trail and other hiking paths, ball parks, tennis courts, and picnic areas are all potential features for consideration. We recommend that the surrounding towns add recreation to the agenda of issues for discussion and negotiation with New York City.

Paying for a Recreation Infrastructure

As a fiscally conservative town with a population increasingly dependent on fixed incomes, residents want to see additional recreational opportunities with minimal impact on taxes. That suggests that the Town should plan for the long term, begin to contribute now to a capital fund,

and pursue grant opportunities. We recommend that the Recreation Committee develop a long range recreation plan and capital budget. With that in place, the town can develop strategies for financing the plan including applications for grant monies, negotiations with developers, and annual contributions to a capital account over multiple years.

Recreation Recommendations

- Plan for and provide adequate public recreation space and variety as the population grows, in locations easily accessible to the population centers.
- Make Hurley a pedestrian and bicycle friendly town
- Join with the other reservoir communities to negotiate with NYC DEP for increased recreational use of the reservoir and its surrounding lands

Parkland

Parkland Goals

Ensure adequate parkland to support the growing population and encourage healthy lifestyles.

Where Will We Play Tomorrow?

Current public recreation is limited to the town park on Dug Hill, two ball parks, and the rail trails. Residents either join private facilities or go to other towns for park amenities. Neither the park or the ball fields are within walking distance of a population center. Surveys indicated no strong demand for additional park services at this time. There was strong support for extending the rail trail and improving opportunities for safe bicycling. Looking forward, however, the committee foresees a need for at least one additional ballpark and recreation space located closer to residential areas.

NYC Landholdings - Let's Ask Them to Share the Resources

Much of the open space in town is owned by NYC. We believe that some of that land could be utilized for public recreation without compromising water quality or reservoir security. Successful negotiations with the NY city could help off-set long-standing resident resentment of NYC while providing additional recreational opportunities at a low cost.

[Note: a recent Freeman article quoted the NY City Commissioner, Department of Environmental Protection, saying DEP will make more land in the watershed available for recreation. Update- 8/31/06: NYC DEP published notice today that they have adopted new rules governing recreational use of water supply lands and waters. For details visit www.nyc.gov/watershedrecreation.]

Esopus Creek - an Underdeveloped Resource The creek offers under-utilized recreational opportunities in boating and swimming. Currently there is no public access. There appears to be growing interest in negotiating a boat landing.

Parks Recommendations

- Request that the recreation committee develop a long term capital plan including an evaluation of the need for additional ball fields and recreation sites
- Negotiate with NYC DEP to utilize NYC DEP acquired land for recreation use
- Acquire land or negotiate joint usage agreements for future park use
- Acquire and develop a boat launch and explore a swimming beach (CAC) on the Esopus Creek
- Expand rail trail system; include a link to a boat launch

Goal: Make Hurley a Pedestrian and Bicycle Friendly Town

ROADS BUILT ON HISTORIC TRAILS

Hurley is blessed with beauty and open space. We want to capitalize on those resources to enhance our residents' health and enjoyment by increasing the opportunities to integrate walking and biking into our daily lives. As an historically quiet rural town, the road system evolved along narrow trails and without sidewalks. Now the volume of traffic increases month by month. Pedestrians and bicyclists find themselves sandwiched between roadside drainage ditches and speeding vehicles. Not infrequently they find themselves at great risk because a driver's view of the shoulder is limited by the winding roads and heavy growth of bushes and trees.

GIVE US MORE!

Other than the O&W Rail Trail Hurley has no specifically designated areas for pedestrians and bicyclists to enjoy. Our residents would like to see increased opportunities for safe walking and bicycling. In addition to extending and improving our rail trails, we offer several recommendations. The roads that connect our public spaces are state or county roads. We support the implementation of the county traffic plan goal of expanding the shoulder on roads to support bike, pedestrian and jogging traffic. That expansion is particularly necessary on the following roads:

- Route 28 and 28A
- Lucas and Hurley Avenue
- Zandhoek Road
- Route 209
- Jeffrey Lane
- Route 375

The proposed Traffic and Transportation Committee should pursue opportunities to study, design and build additional sidewalks, bicycle paths and rail trails. In particular we would like to see the following two connections:

- Sidewalks and bike path from Rolling Meadows to Hurley Recreation Center and to Town Hall
- Sidewalks and bike path from Route 28 to Maverick Road along Route 375.

In addition, pedestrian and bicycle traffic should be considered in all future development – both commercial and residential. We should incorporate design standards that accommodate bicycles and pedestrians into our site plan review criteria.

Additional Resources

Pedestrian and Bicycle report This is an external link to the Ulster County Planning Department.

Recommendations for Making Hurley a Pedestrian and Bicycle Friendly Town

- Support the expansion of bike lanes on county and state roads; negotiate shoulder expansion for state and county roads within the Town.
- Pursue opportunities to study, design and build additional sidewalks, hiking trails, bicycle paths, and rail trail
- Include sidewalks in design standards for commercial and multi-residential developments
- Include increased opportunities for pedestrians and bicyclists in site plan review.

Goal: Extend the Rail Trails

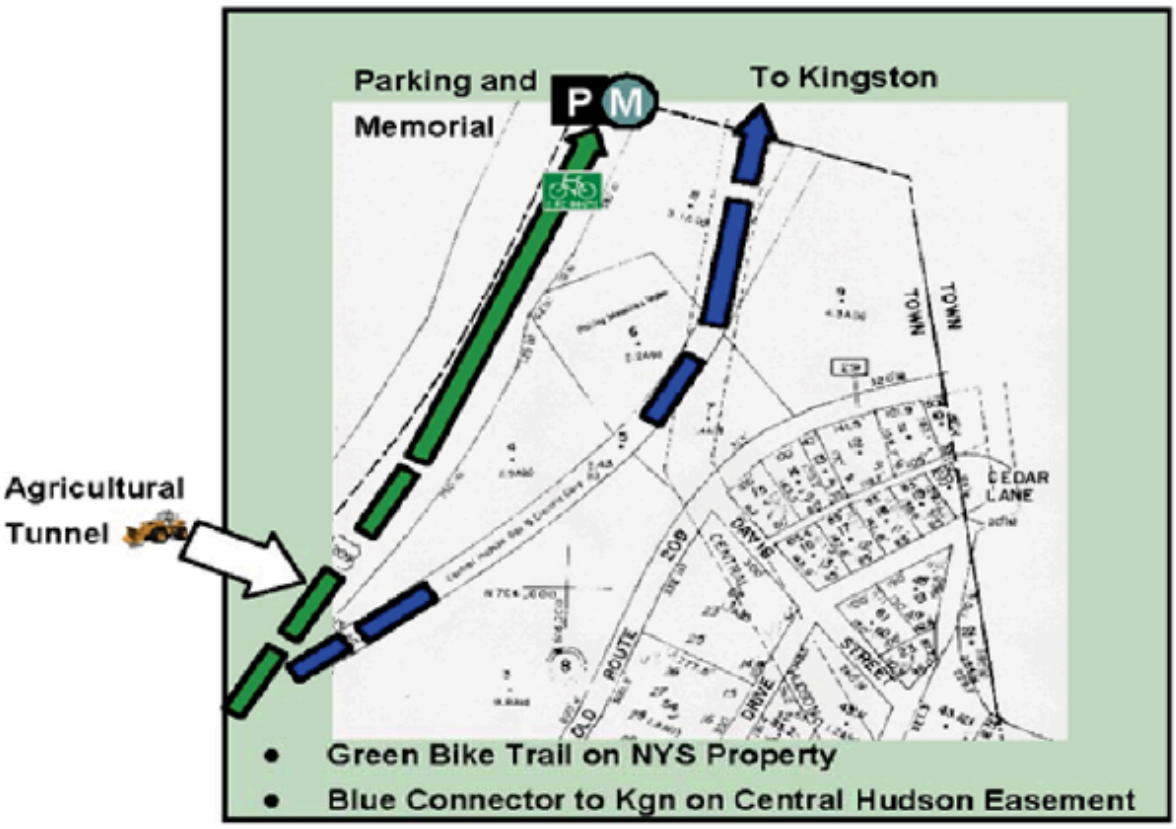
The O&W Rail Trail along Route 209 has been a bigger hit than the Town ever imagined. Walkers. bicyclists, skaters – the old, the young, families and singles, joggers and cross-country teams – you can find them all on the trail through every season, in all kinds of weather. The message is clear. Hurley loves rail trails. The Delaware and Hudson Heritage Corridor Alliance deserves our thanks. It's their vision, leadership, and persistence that will eventually make it possible to travel the rail trail from Kingston to Pennsylvania. The Hurley segment of the 108 mile rail trail runs 12.8 miles from Kingston to Marbletown. In 2005 the 2.2 miles along Route 209 opened for use after paving. The northern portion has been landscaped. If the NYSDOT Tree Planting Program continues to receive funding, the landscaping for the southern portion will be completed in 2007. This segment has been a collaborative project funded with dollars and in-kind services by NYS Senator Bonacic, NYS DOT, the Hudson River Valley Greenway, the Town of Hurley, and many individual volunteers and supporters. In an impressive commitment to inter-municipal cooperation, nine towns and NYSDOT participated in paving the trail. Individuals and organizations have adopted berms for upkeep. The Eagle Scouts are building the kiosks and benches. The Town is responsible for maintenance of the trail which includes mowing, clean-up, and maintenance of the asphalt. This, too, has become a community effort. The Girl Scouts, Coleman Cares, Key Bank, and many rail trail volunteers contribute many Saturday mornings of work. A related project for a pedestrian path linking the trail to the Ernest C. Myer elementary school and a new parking area at the intersection of Russell Road and Rte. 209 a is in the works; plans for the proposed project will be submitted to the NYSDOT Transportation Enhancement Program for funding.

The Community Speaks Through Words And Actions

Hurley wants more rail trails. Rail trails and bicycle paths received the highest positive response in the community survey. People use the trails daily, volunteer their time, and show their appreciation. We recommend that the town make the extension of the trail system a priority. A possible related project would be to support a new parking area at the intersection of Russell Road and Rte. 209, with a pedestrian path linking the trail to the Ernest C. Myer elementary school; plans for a proposed project will be submitted to the NYSDOT Transportation Enhancement Program.

Extension of the O&W Trail

The next step is connecting the 209 segment to Kingston. Grant funding has been secured to cover the cost of the project with a 20% match from the participating towns. Hurley's responsibility is limited to the 1100 feet from the trail to the town border.



When this segment is complete one will be able to travel from Washington Avenue in Kingston to High Falls.

U&D Railroad Trail Corridor

The U&D Rail Trail Corridor presents a potential opportunity for a continuous transportation and recreation corridor from the Susquehanna River in Oneonta to the Hudson River in Kingston. The trail would travel along the reservoir and through the cornfields to link with the O&W trail along 209. The U&D Feasibility Study currently underway is analyzing the potential for a phased implementation and maintenance of a system that would accommodate both train and rail trail. The majority of the approximately 40 mile right-of-way is currently leased by Catskill Mountain Railroad and owned by Ulster County, New York City, and the City of Kingston. The consultants have identified many challenges – both physical and bureaucratic – to implementing a trail that would serve both rail and non-rail users. Success will require the commitment and dedication of many partners. We recommend that Hurley make its support known, particularly to the Ulster County Metropolitan Planning Organization.

The Future

The open space plan identified other trails that could be added to the system. Some are longstanding trails through private property or government land. They wind through beautiful and historic scenery. Longer term, or if any of the sites are considered for development, we recommend exploring the feasibility of formalizing these trails by providing incentives for developers to include public access trails in their designs, acquiring property, and/or right-of-way agreements.

Rail Trails Recommendations

- Complete the O&W Rail Trail from 209 to Kingston
- Add a parking lot at Russell Road and Route 209
- Support the negotiations, planning and implementation of the Ulster & Delaware rail trail Kingston to Oneonta
- Long term: Expand the trail system by negotiating easements and/or utilizing lightly trafficked Town roads for future trails along the Esopus, and along New York State Department of Environmental Conservation land to the ruins of early Hurley residences and farms. - Open Space Plan

Senior Citizen Services

Support ‘aging in place’ for town senior citizens. Doesn't everyone want the option of remaining in the town where they spent most of their adult life? The Town of Hurley is getting old. Demographics highlight the aging of our residents.

Town of Hurley Percent of Population Age 55 and Older (Source: US Census)	
1950	25.3%
1960	16.4%
1990	25.2%
2000	30.2%

To remain in familiar surroundings a senior citizen may need both physically and fiscally appropriate housing and supportive services. Finances may dictate finding less expensive housing as real estate taxes, home heating, and maintenance costs rise while income is fixed. Health issues may compromise one's ability to manage stairs or, as we age, we may need assistance caring for ourselves or maintaining our home. The initial survey indicated strong support for housing and services that would enable senior residents to ‘age in place.’

Services

The most frequent services needed include transportation, recreation, home delivered meals, housekeeping assistance, home health assistance, shopping, and home maintenance. Few of these services prove feasible or cost effective for the town to offer independently to our small population. Our research showed, however, many of these services are already offered on a county-wide basis. Some are only available privately through family, neighbors, or 'for hire.' Some are offered by volunteer organizations; some require means testing. We found, though, that most residents are unaware of available services or of the gaps that exist.

Potential Solutions

The Town should publicize services available through the county and advocate for services needed but not available. We believe that in a town like ours some of those gaps can and should be filled by friends and neighbors. That's what makes Hurley a great place to live.

Volunteer Support

We recommend that the Town Board foster and support volunteer efforts to assist neighbors and publicize the services that are available. Neighbors can ensure that none of our elderly residents remain isolated, especially in times of storm emergencies. Many towns have organized volunteers to visit, transport, shop, and provide other supportive services. We would like to see a similar volunteer effort started here.

Information and Referral

Our public education and communication vehicles can include on-going articles about services available. We could have a local information and referral line to connect people with resources. The committee recommends forming a Senior Citizen's Advisory Committee to research model programs in other communities and put a program of supportive volunteers and information and referral in place here. The Town may need to support this effort with seed money or grant applications.

Senior Housing

When the time comes to scale down to one floor or less square footage many residents would like the option to stay in town. Many expressed concern about the lack of 'accessible' housing available here. We have made several recommendations about senior or accessible housing elsewhere.

Re-Survey

Because so many of our citizens will become seniors over the next few years, we recommend that the Town re-survey in three to five years to assess changes in the adequacy of services available.

Senior Services Recommendations

- Establish a Senior Services Advisory Committee to identify gaps in services, and advocate to fill them, and to organize a volunteer effort to provide at least weather emergency support, information and referral.
- See Senior Housing recommendations
- Re-Survey Senior Citizen needs in 3-5 years.

Traffic and Transportation Goal

- Mitigate traffic safety issues
- Make Hurley a bicycle and pedestrian friendly town

In the 1969 Comprehensive Plan the Town wrestled with the expansion of Route 209 into a four-lane, limited-access highway; a requirement for sidewalks only where children would walk to school; and the possibility that the county would locate an airport here. Traffic on Route 375 was already an issue with no significant solution in site.

Hurley Road Miles		
	1966	2006
State Routes	12.57	12.57
County Roads	22.19	22.23
Town Roads	44.72	52.25
Total	79.48	88.05

The plan to expand Route 209 has been abandoned, as has the airport. We never required sidewalks or bicycle paths and have come to regret it. Community health and wellbeing flourishes when sidewalks and bike paths are available. Our narrow roads with narrow shoulders are unsafe for bikers and walkers of any age. We've learned that traffic and roads must be seen as a system. When a round-about changes traffic flow in Kingston, it impacts Main Street in Hurley. We must deal with traffic and transportation issues in their complexity. Our roads are managed through a patchwork of county, state and local efforts. Throughout this planning process Hurley residents voiced many concerns and suggestions regarding traffic and safety. Many of them crossed jurisdictional lines. As the committee deliberated these suggestions we concluded the town should form a standing committee in support of the town highway supervisor to work with state and county agencies to see that all of these concerns are addressed. This forum could routinely bring all the traffic and transportation stakeholders to the table to share their knowledge, expertise, and unique perspectives. The committee could start by addressing:

1. Resolution of recognized trouble spots and traffic issues
Chronic trouble spots (not an all-inclusive list)

- Rte. 375, especially at Pine and Tanglewood intersections
- Maverick/28
- Main/Hurley Ave
- Main/ Wyncoop
- Lucas/Zandhoek/DeWitt-Mills

2. Route 28-West Hurley interface
Evaluate ways to support Route 28 Overlay District business development and to increase safety when accessing Route 28 from West Hurley

- Consider another collector road with traffic light to channel traffic from Wall, etc.
- Pursue putting traffic light at Rt. 28 and Wall Street under the control of the fire department
- Evaluate traffic safety options like straightening the Rt. 28 curve and adding the excessed land to the developable side of the road.

3. Route 209 - Lucas Avenue Link

4. Hurley Mountain Road - Route 209 Link: is one needed for emergency access?

Traffic and Transportation Recommendations

- Establish a stakeholder committee to coordinate the planning, implementation, and maintenance of all roads, traffic, and transportation regardless who holds primary responsibility
- Pursue construction of a county road south of the Rail Trail head to replace Zandhoek as the link between Route 209 and Lucas.

Site Map

Hurley Comprehensive Plan Site Map
Alphabetical Listing of Pages and Topics
Main pages are in capitals, sub-pages in lower case
Pages :: Reports :: Home
ACTION STEPS
Agriculture
Air Quality (Burning)
Aquifers
CAPITAL IMPROVEMENTS
Code Updates
Communications
COMMUNITY FACILITIES
COORDINATION OF PLANNING
Design Standards
ECONOMIC DEVELOPMENT
Emergency Services
ENVIRONMENT
HISTORIC PRESERVATION
HOME vision, challenges & goals
Home Businesses
HOUSING
INFRASTRUCTURE
Parks
Pedestrians and Bikes
Planned Residential Districts
Public Education
Rail Trails
Roads
Overlay Districts (Route 28, Aquifer, open space)
RECREATION
Rural Character
SAFETY
Scenic Views
Senior Housing
SENIOR SERVICES
SITE MAP - this page
Storm Water
Site Map
LAND USE
Light Industrial District

LIVABILITY
Logging
Main Street
Open Space
TABLE OF RECOMMENDATIONS
Technology
Tourism
TOWN HISTORY
TRANSPORTATION
Underground Tanks
Useful Links
WATER
Water Districts
Water Quality
Reports and Other Background Material
Most of these are very large PDFs. Some still to be added
1969 Comprehensive Plan (very
large PDF)
Survey 1 and Results
Survey 2 and Results
Survey 3 and Results
Open Space Plan
Aquifer Protection Study
Old Hurley Aquifer Study
Hurley 2000 Census Data
March 22 & 27, 2003 public forum notes
May 20 & 22, 2004 public forum notes

Useful Links

At the time of publishing, these external links are all active. We cannot guarantee that they will continue to be active.
You may find them interesting and helpful. We hope you will explore some of them.
Feedback from you
Hurley Citizen's Soapbox
NYS Sites of Interest
NYS Department of Education School Report Cards
NYS Quality Communities Clearinghouse
NYS Governor’s Office for Small Cities
New York State Office for the Aging
NYS DEC
Guidance and Policy Documents that are Available on the DEC Website
Storm Water Information
NYS Hudson River Valley Greenway
Ulster County and the Catskills
Ulster County Planning Board and the Ulster County Transportation Council
128 of 130
Usefull Links
NYC Watershed Recreational Use and Permits
Other Sites of Interest
Hurley Library
West Hurley Public Library
USDA Rurual Development Water and Environmental Programs
Hurley Heritage Society
Natural Lands Trust. Land Conservation in the Greater Philadelphia Region.
A Pennsylvania based land trust organization that has promoted Open Space Residential Design or
Conservation Subdivision design in and around Philadelphia. Click on "Planning" then on "Growing
Greener.
LandChoices A national non-profit organization promoting land preservation choices. LandChoices is
working to reach landowners and provide them with land preservation choices BEFORE they make
that fateful decision to subdivide their land for conventional subdivision development.
Environmental Protection Agency (EPA)
EPA's site on smart growth including a focus on community based approaches to reducing sprawl.
University of Michigan study finds homebuyers want view of woods, not large lawns.
Maps
Ulster County Information Services – GIS mapping

Catskill Region GIS Atlas
Handbooks, Pamphlets, and Guides
NYS Department of Agriculture & Markets, Agriculture and Farmland Protection
Overcoming Obstacles to Smart Growth through Code Reform – a Resource Guide, published by
the Local Government Commission
NYS State Environmental Quality Review Act - a Citizens Primer
Underground Heating Oil Tanks A Homeowner's Guide

Usefull Links
Smart Growth Toolkit developed by the State of Massachusetts
The toolkit is intended to be both an educational guide and a reference document. It can be used
to introduce newcomers to smart growth. It can also be used by practitioners such as planners, developers and site designers as a reference source for case studies and model bylaws. Includes an
excellent links page
Environmental Associates Small Community Planning Toolbox - Some useful techniques for small
and rural communities
Summary Guide to the Watershed Memorandum of Agreement among New York State Governor
George E. Pataki, and New York City Mayor Rudolph Giuiliani joined the United States Environmental Protection Agency, the Coalition of Watershed Towns, and members of the environmental community Catskill Watershed Corporation
Bicycle & Pedestrian Primer Handbook for Local Communities, The Ulster County Transportation Plan
Does Burning Trash Make it Disappear? NYS Department of Environmental Conservation
The Hazards of Backyard Burning, US Environmental Protection Agency,
Articles
ALA gives Mid-Hudson Valley counties poor grades on air pollution, Mid-Hudson News Network, April 28, 2006
How Many People Will Be Put At Risk by Higher Air Pollution Levels Across New York? Senator Schumer,
Hudson Valley– Part 1 Growing Pains (March 2005) and Part 2 Growth Solutions (April 2005)House
Media Network
Hudson Valley Review , Fourth Quarter 2004 , Marist College, Dr. Ann Davis, Director, Bureau of
Economic Research, School of Management
March 2005
Who Owns the Views? NY Times article March 11, 2005